

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

53 STREETON WAY BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 23 DEAKIN COURT BERWICK VIC 3806    | \$878,500 | 05-Nov-22 |
| 38 ALBRECHT AVENUE BERWICK VIC 3806 | \$865,000 | 13-Feb-23 |
| 3 WARWICK COURT BERWICK VIC 3806    | \$885,000 | 16-Dec-22 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 April 2023

hayley taufa  
P 0400091398  
M 0400091398  
E htaufa@barryplant.com.au



### 23 DEAKIN COURT BERWICK VIC 3806

Sold Price

**\$878,500**

Sold Date **05-Nov-22**

 4  2  2

Distance **0.25km**



### 38 ALBRECHT AVENUE BERWICK VIC 3806

Sold Price

**\$865,000**

Sold Date **13-Feb-23**

 4  2  2

Distance **0.48km**



### 3 WARWICK COURT BERWICK VIC 3806

Sold Price

**\$885,000**

Sold Date **16-Dec-22**

 4  2  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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