

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

5 & 5A PETTIT CLOSE BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

4/403 CENTRE ROAD BERWICK VIC 3806	\$620,000	09-Jun-23
1/1 BEMERSYDE DRIVE BERWICK VIC 3806	\$655,000	28-Apr-23
1/5 RESERVE STREET BERWICK VIC 3806	\$610,000	16-Jan-23

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.~~

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**4/403 CENTRE ROAD BERWICK
VIC 3806**

3 2 1

Sold Price

^{RS} **\$620,000** Sold Date **09-Jun-23**

Distance **1.02km**



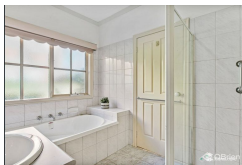
**1/1 BEMERSYDE DRIVE BERWICK
VIC 3806**

3 2 2

Sold Price

^{RS} **\$655,000** Sold Date **28-Apr-23**

Distance **1.52km**



**1/5 RESERVE STREET BERWICK
VIC 3806**

3 1 2

Sold Price

\$610,000 Sold Date **16-Jan-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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