

AREA SPECIALIST

STATEMENT OF INFORMATION

47 WARD ROAD, BERWICK, VIC 3806

PREPARED BY DEE KAWSAR, AREA SPECIALIST, PHONE: 0423 215 815

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 WARD ROAD, BERWICK, VIC 3806



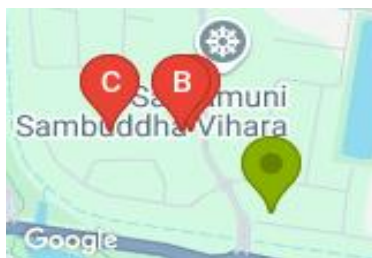
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$699,000 to \$749,000

Provided by: Dee Kawsar, Area Specialist

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (Vacant Land)

\$490,500

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



66 CUPPLES CRES, BERWICK, VIC 3806



Sale Price

\$740,000

Sale Date: 27/06/2024

Distance from Property: 195m



64 CUPPLES CRES, BERWICK, VIC 3806



Sale Price

\$735,000

Sale Date: 01/07/2024

Distance from Property: 206m



48 CUPPLES CRES, BERWICK, VIC 3806



Sale Price

\$735,000

Sale Date: 01/07/2024

Distance from Property: 299m



This report has been compiled on 13/12/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **47 WARD ROAD, BERWICK, VIC 3806**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: **\$699,000 to \$749,000**

Median sale price

Median price: **\$490,500** Property type: **Vacant Land** Suburb: **BERWICK**
Period: **01 October 2023 to 30 September 2024** Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 66 CUPPLES CRES, BERWICK, VIC 3806 | \$740,000 | 27/06/2024 |
| 64 CUPPLES CRES, BERWICK, VIC 3806 | \$735,000 | 01/07/2024 |
| 48 CUPPLES CRES, BERWICK, VIC 3806 | \$735,000 | 01/07/2024 |

This Statement of Information was prepared on: **13/12/2024**