

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

9 KERFERD STREET 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 AMLEY GROVE BERWICK VIC 3806	\$1,352,000	24-Oct-24
22 SKYLINE WAY BERWICK VIC 3806	\$1,280,000	01-Oct-24
6 MARIJA CRESCENT BERWICK VIC 3806	\$1,285,000	21-Nov-24

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: 23 February 2025

hayley taufa

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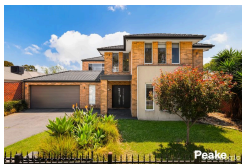
E htaufa@barryplant.com.au

**3 AMLEY GROVE BERWICK VIC
3806**

5 3 2

Sold Price **\$1,352,000** Sold Date **24-Oct-24**Distance **0.74km****22 SKYLINE WAY BERWICK VIC
3806**

4 2 3

Sold Price **\$1,280,000** Sold Date **01-Oct-24**Distance **0.78km****6 MARIJA CRESCENT BERWICK
VIC 3806**

5 3 2

Sold Price **\$1,285,000** Sold Date **21-Nov-24**Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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