

## 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

37 TYRELL PLACE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$739,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 2024

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

|   |           |           |
|---|-----------|-----------|
| 11 SHARPE COURT BERWICK VIC 3806          | \$715,000 | 11-Sep-24 |
| 1 HATTEN PLACE BERWICK VIC 3806           | \$735,000 | 17-Aug-24 |
| 22 GREENSLATE STREET CLYDE NORTH VIC 3978 | \$665,000 | 06-Dec-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.~~

This Statement of Information was prepared on: 20 November 2024



**11 SHARPE COURT BERWICK VIC  
3806**

4 2 1

Sold Price

**\$715,000**

Sold Date

**11-Sep-24**

Distance

**1.08km**



**1 HATTEN PLACE BERWICK VIC  
3806**

4 2 1

Sold Price

**\$735,000**

Sold Date

**17-Aug-24**

Distance

**1.2km**



**22 GREENSLATE STREET CLYDE  
NORTH VIC 3978**

4 2 1

Sold Price

**\$665,000**

Sold Date

**06-Dec-23**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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