

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 WALSH RETREAT 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,806

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

8 YATE MEWS BERWICK VIC 3806	\$648,000	21-Mar-23
34B MITRE CRESCENT BERWICK VIC 3806	\$678,910	21-Oct-22
3 WESLEY DRIVE NARRE WARREN VIC 3805	\$703,000	25-Oct-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: 11 April 2023



8 YATE MEWS BERWICK VIC 3806

Sold Price

^{RS}

\$648,000

Sold Date

21-Mar-23



3



1



2

Distance

0.77km



**34B MITRE CRESCENT BERWICK
VIC 3806**

Sold Price

\$678,910

Sold Date

21-Oct-22



3



1



2

Distance

0.98km



**3 WESLEY DRIVE NARRE WARREN
VIC 3805**

Sold Price

\$703,000

Sold Date

25-Oct-22



3



1



2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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