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

Period-from

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

| Single Price | | or rang betwee | 5040000 | & | \$670,000 | | | | | |
|--|-----------|-------------------|---------|--------|-----------|--|--|--|--|--|
| Median sale price (*Delete house or unit as applicable) | | | | | | | | | | |
| | | | | | | | | | | |
| Median Price | \$886,806 | Property type | House | Suburb | Berwick | | | | | |

31 Mar 2023

Source

to

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2022

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



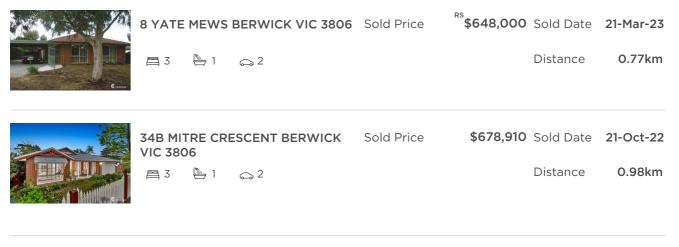
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consumer.vic.gov.au



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| 3 WESLEY DRIVE NARRE WARREN VIC 3805 | | Sold Price | \$703,000 | Sold Date | 25-Oct-22 | |
|---|--|-----------------|-----------|-----------|-----------|--------|
| | | ç⇒ ² | | | Distance | 1.78km |

RS = Recent sale UN = Undisclosed Sale

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