

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

56 TELFORD DRIVE 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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

1 ILLOWRA COURT BERWICK VIC 3806	\$940,000	20-Oct-24
24B LYLE AVENUE BEACONSFIELD VIC 3807	\$920,000	08-Oct-24
11 REGINALD CLOSE BERWICK VIC 3806	\$910,000	31-Jul-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: 15 January 2025

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**1 ILLOWRA COURT BERWICK VIC
3806**

Sold Price

\$940,000

Sold Date

20-Oct-24 3 2 2

Distance

0.5km**24B LYLE AVENUE BEACONSFIELD
VIC 3807**

Sold Price

\$920,000

Sold Date

08-Oct-24 3 2 2

Distance

4.74km**11 REGINALD CLOSE BERWICK VIC
3806**

Sold Price

\$910,000

Sold Date

31-Jul-24 3 2 2

Distance

2.75km

RS = Recent sale

UN = Undisclosed Sale

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