

## 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

1/104 MANSFIELD STREET 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2022

to

28 Feb 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

4/22 GOLF LINKS ROAD BERWICK VIC 3806	\$590,000	03-Feb-23
8/17-19 WILSON STREET BERWICK VIC 3806	\$605,000	16-Jan-23
17 MIRRABOOK COURT BERWICK VIC 3806	\$615,000	22-Feb-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: 23 March 2023

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**4/22 GOLF LINKS ROAD BERWICK VIC 3806** Sold Price **\$590,000** Sold Date **03-Feb-23**

2 1 1

Distance **1.51km**



**8/17-19 WILSON STREET BERWICK VIC 3806** Sold Price **\$605,000** Sold Date **16-Jan-23**

2 1 1

Distance **1.79km**



**17 MIRRABOOK COURT BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$615,000** Sold Date **22-Feb-23**

2 1 1

Distance **1.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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