

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

1/17 RHEANVA STREET 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/53 ELGIN STREET BERWICK VIC 3806	\$810,000	24-Sep-24
5 LINDEMAN STREET BERWICK VIC 3806	\$825,000	31-Oct-24
3/179 HIGH STREET BERWICK VIC 3806	\$820,000	18-Nov-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.~~

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3/53 ELGIN STREET BERWICK VIC 3806 Sold Price **\$810,000** Sold Date **24-Sep-24**
Distance **2.09km**

3 2 2



5 LINDEMAN STREET BERWICK VIC 3806 Sold Price ^{RS} **\$825,000** Sold Date **31-Oct-24**
Distance **3.75km**

3 2 2



3/179 HIGH STREET BERWICK VIC 3806 Sold Price **\$820,000** Sold Date **18-Nov-24**
Distance **1.99km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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