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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$875,000	Prop	erty type	ty type House		Suburb	Berwick
Period-from	01 Feb 2024	to	31 Jan 2	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.

This Statement of Information was prepared on: 13 February 2025



Terri Fellows P 0410 029 953 M 0400 573 483 E info@fellowsrealestate.com.au



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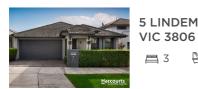
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3/53 ELGIN STREET BERWICK VIC Sold Price 3806

\$810,000 Sold Date **24-Sep-24**

2.09km Distance



5 LINDEMAN STREET BERWICK

\$ 2

Sold Price

RS \$825,000 Sold Date 31-Oct-24

Distance 3.75km



3/179 HIGH STREET BERWICK VIC Sold Price 3806

\$820,000 Sold Date **18-Nov-24**

= 3 ₽ 2 □ 1 Distance

1.99km

RS = Recent sale UN = Undisclosed Sale

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