

## 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

7 BENNY PLACE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2023

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 11 AUREA COURT NARRE WARREN VIC 3805        | \$660,000 | 18-Apr-24 |
| 59 JARRYD CRESCENT BERWICK VIC 3806         | \$673,000 | 23-Mar-24 |
| 16 WOODLANDS CRESCENT NARRE WARREN VIC 3805 | \$690,000 | 12-Mar-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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**11 AUREA COURT NARRE WARREN VIC 3805** Sold Price **\$660,000** Sold Date **18-Apr-24**  
 Distance **2.1km**  
 3 bedrooms, 1 bathroom, - car spaces



**59 JARRYD CRESCENT BERWICK VIC 3806** Sold Price **\$673,000** Sold Date **23-Mar-24**  
 Distance **2.26km**  
 3 bedrooms, 1 bathroom, - car spaces



**16 WOODLANDS CRESCENT NARRE WARREN VIC 3805** Sold Price **\$690,000** Sold Date **12-Mar-24**  
 Distance **2.61km**  
 3 bedrooms, 1 bathroom, 1 car space

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

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