

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

1/12 BERTRAND CLOSE 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Berwick

Period-from

01 May 2024

to

30 Apr 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

14/10 PARKHILL DRIVE BERWICK VIC 3806	\$600,000	16-Jan-25
1/10 JANE STREET BERWICK VIC 3806	\$615,000	13-Feb-25
1/3 RUTLAND ROAD BERWICK VIC 3806	\$660,000	04-Dec-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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14/10 PARKHILL DRIVE BERWICK VIC 3806

Sold Price

\$600,000

Sold Date

16-Jan-25
 2  2  1

Distance

0.31km

1/10 JANE STREET BERWICK VIC 3806

Sold Price

\$615,000

Sold Date

13-Feb-25
 3  1  1

Distance

1.37km

1/3 RUTLAND ROAD BERWICK VIC 3806

Sold Price

\$660,000

Sold Date

04-Dec-24
 2  1  1

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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