

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.

This Statement of Information was prepared on: 13 February 2025

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3/53 ELGIN STREET BERWICK VIC 3806

3 2 2

Sold Price

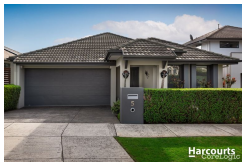
\$810,000

Sold Date

24-Sep-24

Distance

2.09km



5 LINDEMAN STREET BERWICK VIC 3806

3 2 2

Sold Price

^{RS} **\$825,000**

Sold Date

31-Oct-24

Distance

3.75km



3/179 HIGH STREET BERWICK VIC 3806

3 2 1

Sold Price

\$820,000

Sold Date

18-Nov-24

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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