

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

1/22 MARGARET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 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

2/109 GOLF LINKS ROAD BERWICK VIC 3806	\$550,000	25-Oct-24
29 LLANO CIRCUIT BERWICK VIC 3806	\$530,000	04-Feb-25

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: 17 March 2025



**2/109 GOLF LINKS ROAD
BERWICK VIC 3806**

 3  1  1

Sold Price

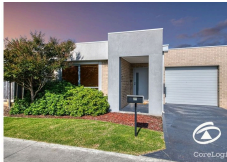
\$550,000

Sold Date

25-Oct-24

Distance

1.39km



**29 LLANO CIRCUIT BERWICK VIC
3806**

 2  1  1

Sold Price

\$530,000

Sold Date

04-Feb-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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