

# Harcourts Rowville

## 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: 106 Grices Road Berwick VIC 3806

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price range \$895,000 to \$980,000

#### Median sale price

Median Price: \$910,000

Property Type: House

Suburb: Berwick VIC 3806

Period From: October 2024 to December 2024

Source: REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Duke Street Berwick	\$937,000	10/02/2025
	12 Liberty Avenue Berwick	\$925,000	21/01/2025
	21 Cedarwood Crescent Berwick	\$901,000	17/12/2024

This Statement of Information was prepared on: 20<sup>th</sup> February 2025