

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

15/2-6 JERILDERIE DRIVE 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

\$619,000

&

\$680,900

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

5/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$595,000	01-Mar-25
1/42 SUNNYSIDE DRIVE BERWICK VIC 3806	\$628,000	30-Sep-24
3/8-13 ADELAIDE CLOSE BERWICK VIC 3806	\$670,000	27-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: 08 March 2025



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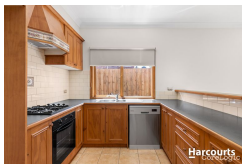
5/2-6 JERILDERIE DRIVE BERWICK VIC 3806 Sold Price ^{RS} **\$595,000** Sold Date **01-Mar-25**
Distance **0km**

3 2 2



1/42 SUNNYSIDE DRIVE BERWICK VIC 3806 Sold Price **\$628,000** Sold Date **30-Sep-24**
Distance **0.78km**

2 1 1



3/8-13 ADELAIDE CLOSE BERWICK VIC 3806 Sold Price **\$670,000** Sold Date **27-Nov-24**
Distance **0.88km**

3 1 1

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

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