

## 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

1A EDWARDES STREET BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$968,000

### 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

2A SCANLAN STREET BERWICK VIC 3806

\$951,000

27-Apr-24

14A RUTLAND ROAD BERWICK VIC 3806

\$960,000

25-Jul-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: 20 May 2025

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### 2A SCANLAN STREET BERWICK VIC 3806

 3  2  2

Sold Price

**\$951,000**

Sold Date

**27-Apr-24**

Distance

**0.1km**



### 14A RUTLAND ROAD BERWICK VIC 3806

 3  2  2

Sold Price

**\$960,000**

Sold Date

**25-Jul-24**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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