

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

21/2-6 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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

3/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$640,000	21-Jan-25
4 LAVENDER PLACE BERWICK VIC 3806	\$630,000	01-Mar-25
5/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$595,000	01-Mar-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: 04 July 2025

Jess Hall

M 0433820847

E jhall@barryplant.com.au



3/2-6 JERILDERIE DRIVE BERWICK VIC 3806 Sold Price **\$640,000** Sold Date **21-Jan-25**

 3  2  2

Distance **0km**



4 LAVENDER PLACE BERWICK VIC 3806 Sold Price **\$630,000** Sold Date **01-Mar-25**

 2  2  2

Distance **0.31km**



5/2-6 JERILDERIE DRIVE BERWICK VIC 3806 Sold Price **\$595,000** Sold Date **01-Mar-25**

 3  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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