# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 25 Casey Drive, Berwick Vic 3806

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,450,000		&		\$2,550,000			
Median sale p	rice							
Median price	\$880,000	Pro	Property Type Hous		se		Suburb	Berwick
Period - From	04/09/2024	to	03/09/2025		So	urce	Property	y Data

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	16 Casey Dr BERWICK 3806	\$3,000,168	15/04/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

04/09/2025 17:53





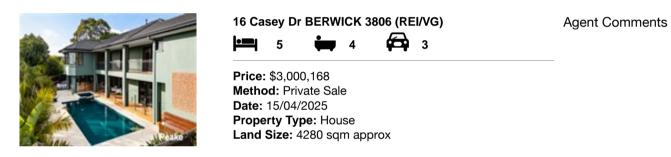
Jasmine Li (03) 9835 1153 0422 753 570 jasminel@rosshunt.com.au





Property Type: House Land Size: 4429 sqm approx Agent Comments Indicative Selling Price \$2,450,000 - \$2,550,000 Median House Price 04/09/2024 - 03/09/2025: \$880,000

# **Comparable Properties**



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 six months.

### Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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