

## 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

27 BEAUMONT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$5,750,000

&

\$5,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 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

21-23 STYLEBAWN DRIVE BERWICK VIC 3806	\$6,300,000	17-Jun-24
1-2 ADARE COURT BERWICK VIC 3806	\$6,208,000	31-Oct-23

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.

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**21-23 STYLEBAWN DRIVE  
BERWICK VIC 3806**

 4  
  6  
  10

Sold Price    **\$6,300,000**    Sold Date    **17-Jun-24**

Distance    **0.26km**



**1-2 ADARE COURT BERWICK VIC  
3806**

 5  
  5  
  5

Sold Price    **\$6,208,000**    Sold Date    **31-Oct-23**

Distance    **0.31km**

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

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