

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

4 MAGDALENA PLACE 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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

8 ILLOWRA COURT BERWICK VIC 3806	\$676,000	05-May-25
14B MAHOGANY AVENUE BERWICK VIC 3806	\$675,000	12-Mar-25
41 VALLEY VIEW CRESCENT BERWICK VIC 3806	\$665,000	07-May-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: 10 June 2025

AREA SPECIALIST

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8 ILLOWRA COURT BERWICK VIC 3806

Sold Price

^{RS} **\$676,000** ^{UN}

Sold Date **05-May-25**

 3  1  1

Distance **0.56km**



**14B MAHOGANY AVENUE
BERWICK VIC 3806**

Sold Price

\$675,000

Sold Date **12-Mar-25**

 3  2  1

Distance **0.62km**



**41 VALLEY VIEW CRESCENT
BERWICK VIC 3806**

Sold Price

^{RS} **\$665,000**

Sold Date **07-May-25**

 3  1  2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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