

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 PACKARD STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2024

to

31 Mar 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

4 LODERS WAY BERWICK VIC 3806	\$1,150,000	16-Apr-25
11 BIRALEE COURT BERWICK VIC 3806	\$1,200,000	21-Oct-24
12 WINTERLEY RISE BERWICK VIC 3806	\$1,180,000	23-Dec-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: 17 April 2025

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**4 LODERS WAY BERWICK VIC
3806**

 4  2  2

Sold Price

^{RS}

\$1,150,000

Sold Date

16-Apr-25

Distance

0.24km



**11 BIRALEE COURT BERWICK VIC
3806**

 4  2  2

Sold Price

\$1,200,000

Sold Date

21-Oct-24

Distance

0.86km



**12 WINTERLEY RISE BERWICK VIC
3806**

 4  2  2

Sold Price

\$1,180,000

Sold Date

23-Dec-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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