

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

5 MCNABB 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Land

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 2024

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

23 EVAN STREET BERWICK VIC 3806

\$965,000

29-Apr-24

50 GARDINER STREET BERWICK VIC 3806

\$1,000,000

08-Mar-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: 29 June 2024

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23 EVAN STREET BERWICK VIC 3806

3 1 2

Sold Price **\$965,000** Sold Date **29-Apr-24**

Distance **0.59km**



50 GARDINER STREET BERWICK VIC 3806

3 1 1

Sold Price **\$1,000,000** Sold Date **08-Mar-24**

Distance **0.78km**

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

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