

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 QUEENS COURT 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 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

2 JULIUS COURT BERWICK VIC 3806	\$1,100,000	02-Dec-24
3 MCNABB STREET BERWICK VIC 3806	\$1,010,000	06-Nov-24
5 FYFFE STREET BERWICK VIC 3806	\$1,080,000	07-Mar-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: 27 March 2025



2 JULIUS COURT BERWICK VIC 3806

Sold Price **\$1,100,000** Sold Date **02-Dec-24**

 5  2  2

Distance **0.56km**



3 MCNABB STREET BERWICK VIC 3806

Sold Price **\$1,010,000** Sold Date **06-Nov-24**

 2  2  2

Distance **0.32km**



5 FYFFE STREET BERWICK VIC 3806

Sold Price ^{RS} **\$1,080,000** Sold Date **07-Mar-25**

 4  2  2

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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