

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 RUTLAND ROAD 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

\$1,550,000

&

\$1,650,000

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 KENNY COURT BERWICK VIC 3806	\$1,580,000	28-Nov-24
6 VALDA CLOSE BERWICK VIC 3806	\$1,600,000	13-Nov-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.

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4 KENNY COURT BERWICK VIC 3806

 4
  2
  2

Sold Price

\$1,580,000

 Sold Date **28-Nov-24**

Distance

1.68km


6 VALDA CLOSE BERWICK VIC 3806

 5
  2
  2

Sold Price

\$1,600,000

 Sold Date **13-Nov-24**

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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