

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

7 ESCOTT GROVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

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

6 COUNTY DRIVE BERWICK VIC 3806	\$845,000	01-May-25
397 CENTRE ROAD BERWICK VIC 3806	\$870,000	04-Jun-25
38 COUNTY DRIVE BERWICK VIC 3806	\$885,000	04-Jun-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: 06 June 2025

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**6 COUNTY DRIVE BERWICK VIC
3806**

 4  2  -

Sold Price

^{RS}

\$845,000

Sold Date

01-May-25

Distance

0.28km



**397 CENTRE ROAD BERWICK VIC
3806**

 4  2  2

Sold Price

^{RS}

\$870,000

Sold Date

04-Jun-25

Distance

0.79km



**38 COUNTY DRIVE BERWICK VIC
3806**

 4  2  2

Sold Price

^{RS}

\$885,000

Sold Date

04-Jun-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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