

## 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

9 BARTON MEWS BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### 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

5 BARTON MEWS BERWICK VIC 3806	\$1,035,000	24-Feb-25
21 DEAKIN COURT BERWICK VIC 3806	\$1,038,000	02-Dec-24
18 EARLSTON SQUARE BERWICK VIC 3806	\$1,040,000	07-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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**5 BARTON MEWS BERWICK VIC 3806**

 4  2  2

Sold Price

**\$1,035,000**

Sold Date

**24-Feb-25**

Distance

**0.04km**



**21 DEAKIN COURT BERWICK VIC 3806**

 4  2  2

Sold Price

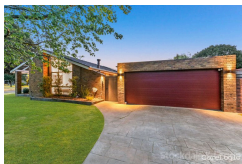
**\$1,038,000**

Sold Date

**02-Dec-24**

Distance

**0.1km**



**18 EARLSTON SQUARE BERWICK VIC 3806**

 4  2  2

Sold Price

**\$1,040,000**

Sold Date

**07-Nov-24**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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