Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | e | | | | | | |
|----------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------|---------------------|--------------------------------|----------------|----------------|--|
| Address Including suburb and postcode | 34 HARLEM WAY BERWICK VIC 3806 | | | | | | |
| Indicative selling price For the meaning of this price | e see consumer.vio | c.gov.a | u/underquoting (| *Delete single r | orice or range | as applicable) | |
| Single Price | | | or range between | \$799,000 | & | \$849,000 | |
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | |
| Median Price | \$876,000 | Property type | | House | Suburb | Berwick | |
| Period-from | 01 May 2024 | May 2024 to 30 Apr 2025 | | Sour | се | Corelogic | |
| Comparable property s A* These are the three estate agent or agen Address of comparable pr | properties sold with t's representative of | hin two | kilometres of the | property for samparable to the | | | |
| OR | | | | | | | |

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: 23 May 2025



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