

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

1 DUNNELL RISE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 2024

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

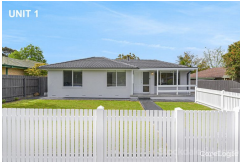
Date of sale

3/37 MANSFIELD STREET BERWICK VIC 3806	\$600,000	29-Nov-23
27 MANSFIELD STREET BERWICK VIC 3806	\$598,000	06-Dec-23
1/1 JANE STREET BERWICK VIC 3806	\$595,000	17-Nov-23

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 February 2024



**3/37 MANSFIELD STREET
BERWICK VIC 3806**

 2  1  1

Sold Price **\$600,000** Sold Date **29-Nov-23**

Distance **0.76km**



**27 MANSFIELD STREET BERWICK
VIC 3806**

 3  1  1

Sold Price **\$598,000** Sold Date **06-Dec-23**

Distance **0.81km**



**1/1 JANE STREET BERWICK VIC
3806**

 2  1  1

Sold Price **\$595,000** Sold Date **17-Nov-23**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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