

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Colson Way Berwick, 3806
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$780,000 & \$850,000
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Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	BERWICK
Period - From	01-Aug-2022	to	31-Jul-2023	Source	CORELOGIC RP DATA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	39 HOMESTEAD ROAD BERWICK VIC 3806	\$836,000	11-May-2023
2	2 LARNE CLOSE BERWICK VIC 3806	\$825,000	09-May-2023
3	2 MICHELLE DRIVE BERWICK VIC 3806	\$805,000	18-May-2023

This statement of information was prepared on 04-Aug-2023 at 4:32:14 PM EST