

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	14 Homestead Road Berwick, 3806
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$820,000 & \$900,000
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### Median sale price

Median price	\$862,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	01-Jun-2023	to	31-May-2024	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	151 BEMERSYDE DRIVE BERWICK VIC 3806	\$830,000	10-Feb-2024
2	17 CLOCKTOWER COURT BERWICK VIC 3806	\$886,000	28-May-2024
3	1 JEUNE GROVE BERWICK VIC 3806	\$865,000	04-Mar-2024

This statement of information was prepared on 07-Jun-2024 at 2:19:49 PM EST