

## 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

18 SPENCER COURT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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 MARLESFORD CRESCENT BERWICK VIC 3806	\$870,000	12-Dec-23
16 GANAWAY DRIVE BERWICK VIC 3806	\$890,000	24-Feb-24
8 ALANA STREET BERWICK VIC 3806	\$880,000	19-Dec-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: 16 May 2024



**3 MARLESFORD CRESCENT  
BERWICK VIC 3806**

4 2 2

Sold Price **\$870,000** Sold Date **12-Dec-23**

Distance **0.65km**



**16 GANAWAY DRIVE BERWICK VIC  
3806**

4 2 2

Sold Price **\$890,000** Sold Date **24-Feb-24**

Distance **1.89km**



**8 ALANA STREET BERWICK VIC  
3806**

4 2 2

Sold Price **\$880,000** Sold Date **19-Dec-23**

Distance **1.93km**

RS = Recent sale      UN = Undisclosed Sale

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