

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

2/10 BUCHANAN ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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
1/1 JANE STREET BERWICK VIC 3806	\$595,000	17-Nov-23
1/11 RESERVE STREET BERWICK VIC 3806	\$588,000	18-Jan-24


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: 12 March 2024

 <p>1/37 Mansfield Street, Berwick</p>	3/37 MANSFIELD STREET BERWICK VIC 3806	Sold Price \$600,000	Sold Date 29-Nov-23
		Distance 1.78km	

	1/1 JANE STREET BERWICK VIC 3806	Sold Price \$595,000	Sold Date 17-Nov-23
		Distance 1.55km	

	1/11 RESERVE STREET BERWICK VIC 3806	Sold Price \$588,000	Sold Date 18-Jan-24
		Distance 1.43km	

RS = Recent sale UN = Undisclosed Sale

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