

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

2/40-44 WARRAWONG DRIVE 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

\$600,000

&

\$650,000

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

2/52-54 SHINNERS AVENUE BERWICK VIC 3806	\$650,000	26-Sep-23
2/14 MCNABB STREET BERWICK VIC 3806	\$630,000	28-Sep-23
2/55-57 STRATHAVAN DRIVE BERWICK VIC 3806	\$636,200	25-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: 01 February 2024



**2/52-54 SHINNERS AVENUE
BERWICK VIC 3806**

3 2 2

Sold Price **\$650,000** Sold Date **26-Sep-23**

Distance **0.44km**



**2/14 MCNABB STREET BERWICK
VIC 3806**

3 2 -

Sold Price **\$630,000** Sold Date **28-Sep-23**

Distance **2.24km**



**2/55-57 STRATHAVAN DRIVE
BERWICK VIC 3806**

3 2 2

Sold Price ^{RS} **\$636,200** Sold Date **25-Jan-24**

Distance **4.51km**

RS = Recent sale

UN = Undisclosed Sale

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