

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

2/49 PALMERSTON STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

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

1/12-14 HARKAWAY ROAD BERWICK VIC 3806	\$715,000	26-Mar-24
1/10 NORMANTON PLACE BERWICK VIC 3806	\$725,000	15-Jan-24
1/155 HIGH STREET BERWICK VIC 3806	\$740,000	02-Apr-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: 29 May 2024

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**1/12-14 HARKAWAY ROAD
BERWICK VIC 3806**

 3
  2
  2

Sold Price **\$715,000** Sold Date **26-Mar-24**

Distance **1.45km**



**1/10 NORMANTON PLACE
BERWICK VIC 3806**

 4
  3
  2

Sold Price **\$725,000** Sold Date **15-Jan-24**

Distance **1.42km**



**1/155 HIGH STREET BERWICK VIC
3806**

 3
  2
  2

Sold Price **\$740,000** Sold Date **02-Apr-24**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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