

## 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

29 CARAVAN PARADE 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

25 CHARLESTON CHASE BERWICK VIC 3806	\$782,500	28-Mar-24
177 SOLDIERS ROAD BERWICK VIC 3806	\$799,999	20-Oct-23
8 BELCAM CIRCUIT CLYDE NORTH VIC 3978	\$780,000	10-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: 11 April 2024

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**25 CHARLESTON CHASE BERWICK VIC 3806** Sold Price<sup>RS</sup> **\$782,500** Sold Date **28-Mar-24**

4 2 2

Distance **0.12km****177 SOLDIERS ROAD BERWICK VIC 3806** Sold Price**\$799,999** Sold Date **20-Oct-23**

4 2 2

Distance **0.16km****8 BELCAM CIRCUIT CLYDE NORTH VIC 3978** Sold Price**\$780,000** Sold Date **10-Dec-23**

4 2 2

Distance **0.41km****RS** = Recent sale**UN** = Undisclosed Sale

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