

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

3 Neilian Retreat, Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$900,000 Property Type House Suburb Berwick

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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	2 Harmon CI BERWICK 3806	\$760,000	08/01/2024
2	21 Whitehaven St BERWICK 3806	\$742,000	15/12/2023
3	2 Willunga Ct BERWICK 3806	\$718,500	30/11/2023

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 six months.~~

This Statement of Information was prepared on:

16/01/2024 15:18



3 bedrooms - 2 cars

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending December 2023: \$900,000

Comparable Properties



2 Harmon CI BERWICK 3806 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 2 cars

Price: \$760,000

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 531 sqm approx



21 Whitehaven St BERWICK 3806 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 2 cars

Price: \$742,000

Method: Sold Before Auction

Date: 15/12/2023

Property Type: House (Res)



2 Willunga Ct BERWICK 3806 (REI)

Agent Comments

3 bedrooms - 1 bathroom - 3 cars

Price: \$718,500

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 598 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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