# 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

35 EUCUMBENE DRIVE BERWICK VIC 3806

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	- <u>1900000</u>	&	\$1,055,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$865,000	Property type	House	Suburb	Berwick			

31 May 2024

Source

to

### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2023

**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
12 ST VINCENT PLACE BERWICK VIC 3806	\$1,015,000	24-Feb-24
6 EUCUMBENE DRIVE BERWICK VIC 3806	\$1,050,000	10-Mar-24
14 RIVERGLEN ROAD BERWICK VIC 3806	\$1,022,000	15-Jun-24

OR

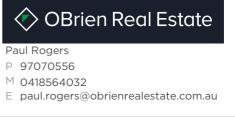
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 June 2024



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12 ST VINCENT PLACE BERWICK VIC 3806	Sold Price	\$1,015,000	Sold Date	24-Feb-24
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	6 EUCUMBENE DRIVE BERWICK VIC 3806		Sold Price	\$1,050,000	Sold Date	10-Mar-24	
ogte	昌 4	2	<u></u> 2			Distance	0.31km



14 RIVERGLEN ROAD BERWICK VIC 3806	Sold Price	<sup>RS</sup> <b>\$1,022,000</b> Sold Date	15-Jun-24
📇 4 \ 🖕 2 👝 3		Distance	0.4km

#### RS = Recent sale UN = Undisclosed Sale

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