## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 37 Avebury Drive, Berwick Vic 3806

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$990,000		&		\$1,089,000			
Median sale p	rice							
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Berwick
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Vista Ct BERWICK 3806	\$1,035,000	08/04/2025
2	2 Glover Ct BERWICK 3806	\$1,051,000	08/04/2025
3	38 Avebury Dr BERWICK 3806	\$1,100,000	06/12/2024

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:

08/05/2025 14:23





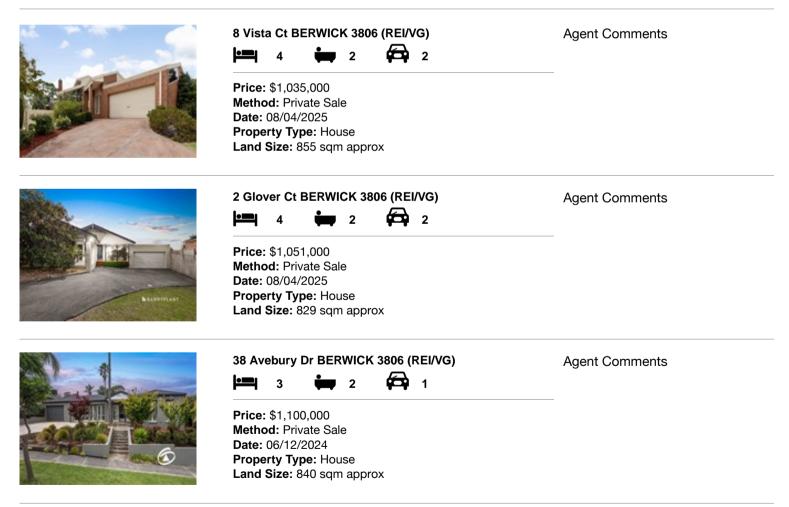
Peter Liu 0451367278 peter.liu@raywhite.com





**Property Type:** House (Res) **Land Size:** 655 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending March 2025: \$890,000

# **Comparable Properties**



Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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