

# 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 4/22 Golf Links Road, Berwick, VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$579,000

&

\$629,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/03/2023

to

29/02/2024

Source

PropTrack

### Comparable property sales

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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
3/37 MANSFIELD STREET, BERWICK VIC 3806	\$600,000	29/11/2023
1/11 RESERVE STREET, BERWICK VIC 3806	\$588,000	18/01/2024
1/1 JANE STREET, BERWICK VIC 3806	\$595,000	17/11/2023

This Statement of Information was prepared on: 28/03/2024