

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 BEMERSYDE DRIVE BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 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

3 NEILIAN RETREAT BERWICK VIC 3806	\$800,800	31-Jan-24
39 ST BOSWELLS AVENUE BERWICK VIC 3806	\$850,000	03-Nov-23
10 AMI COURT BERWICK VIC 3806	\$806,122	19-Sep-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: 09 February 2024



3 NEILIAN RETREAT BERWICK VIC 3806

 3  2  2

Sold Price

^{RS} **\$800,800**

Sold Date

31-Jan-24

Distance

0.26km



39 ST BOSWELLS AVENUE BERWICK VIC 3806

 3  2  2

Sold Price

\$850,000

Sold Date

03-Nov-23

Distance

0.33km



10 AMI COURT BERWICK VIC 3806

 3  2  2

Sold Price

\$806,122

Sold Date

19-Sep-23

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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