

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 GRAND MANOR 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2023

to

29 Feb 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

2 ANGELIQUE STREET BERWICK VIC 3806	\$1,152,000	13-Dec-23
3 BISHOP PLACE BERWICK VIC 3806	\$1,100,000	01-Mar-24
34 DON COLLINS WAY BERWICK VIC 3806	\$1,155,000	14-Nov-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: 04 March 2024

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**2 ANGELIQUE STREET BERWICK
VIC 3806**

 5  2  3

Sold Price

^{RS} **\$1,152,000**

Sold Date

13-Dec-23

Distance

0.35km



**3 BISHOP PLACE BERWICK VIC
3806**

 5  2  -

Sold Price

^{RS} **\$1,100,000**

Sold Date

01-Mar-24

Distance

1.03km



**34 DON COLLINS WAY BERWICK
VIC 3806**

 5  2  2

Sold Price

\$1,155,000

Sold Date

14-Nov-23

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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