

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 MONTPELIER 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

\$940,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 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

7 BELLE CIRCUIT BERWICK VIC 3806	\$1,000,000	08-Apr-24
96 WURUNDJERI BOULEVARD BERWICK VIC 3806	\$980,000	27-Mar-24
17 CLENDON STREET BERWICK VIC 3806	\$970,000	28-Mar-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: 24 June 2024

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7 BELLE CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price ^{RS} **\$1,000,000** Sold Date **08-Apr-24**

Distance **0.19km**



96 WURUNDJERI BOULEVARD BERWICK VIC 3806

3 2 2

Sold Price **\$980,000** Sold Date **27-Mar-24**

Distance **0.45km**



17 CLENDON STREET BERWICK VIC 3806

3 2 2

Sold Price ^{RS} **\$970,000** Sold Date **28-Mar-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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