

## 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

43 ST BOSWELLS AVENUE BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

House

Suburb

Berwick

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 FARNBOROUGH WAY BERWICK VIC 3806	\$910,000	15-Sep-23
40 EUCUMBENE DRIVE BERWICK VIC 3806	\$927,500	14-Jun-23
15 MURNDAL COURT BERWICK VIC 3806	\$890,000	14-Jun-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: 20 September 2023



**4 FARNBOROUGH WAY BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$910,000** Sold Date **15-Sep-23**  
Distance **1.27km**

 4  2  2



**40 EUCUMBENE DRIVE BERWICK VIC 3806** Sold Price **\$927,500** Sold Date **14-Jun-23**  
Distance **1.44km**

 4  2  2



**15 MURNDAL COURT BERWICK VIC 3806** Sold Price **\$890,000** Sold Date **14-Jun-23**  
Distance **0.85km**

 4  2  2

RS = Recent sale      UN = Undisclosed Sale

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