

# 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

48 Collins Crescent, Berwick Vic 3806

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$900,000 Property Type House Suburb Berwick

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 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
1	1 Lyndal Ct BERWICK 3806	\$710,000	23/01/2024
2	47 Woodlands Cr NARRE WARREN 3805	\$665,000	13/04/2024
3	2 Stringybark Ct BERWICK 3806	\$590,000	27/12/2023

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 six months.~~

This Statement of Information was prepared on:

22/05/2024 16:34

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

Year ending March 2024: \$900,000



 3    2    1

**Property Type:** House

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties



**1 Lyndal Ct BERWICK 3806 (VG)**

Agent Comments

 3    -    -

**Price:** \$710,000

**Method:** Sale

**Date:** 23/01/2024

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**47 Woodlands Cr NARRE WARREN 3805 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**2 Stringybark Ct BERWICK 3806 (VG)**

Agent Comments

 3    -    -

**Price:** \$590,000

**Method:** Sale

**Date:** 27/12/2023

**Property Type:** House (Res)

**Land Size:** 625 sqm approx