

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

5/37 CLYDE ROAD 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

4/5 RESERVE STREET BERWICK VIC 3806	\$560,000	23-Nov-23
1/11 RESERVE STREET BERWICK VIC 3806	\$588,000	02-Feb-24
1/1 JANE STREET BERWICK VIC 3806	\$595,000	17-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.~~

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4/5 RESERVE STREET BERWICK VIC 3806

2 1 1

Sold Price **\$560,000** Sold Date **23-Nov-23**

Distance **0.04km**



1/11 RESERVE STREET BERWICK VIC 3806

2 1 2

Sold Price ^{RS} **\$588,000** ^{UN} Sold Date **02-Feb-24**

Distance **0.11km**



1/1 JANE STREET BERWICK VIC 3806

2 1 1

Sold Price **\$595,000** Sold Date **17-Nov-23**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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