

## 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

54 BELLEVUE DRIVE 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

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

1 JEUNE GROVE BERWICK VIC 3806	\$865,000	04-Mar-24
7 JANNA PLACE BERWICK VIC 3806	\$895,000	06-Mar-24
14 WARROCK COURT BERWICK VIC 3806	\$930,000	10-Feb-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: 10 April 2024



**1 JEUNE GROVE BERWICK VIC 3806**

 4  2  2

Sold Price **\$865,000** Sold Date **04-Mar-24**

Distance **0.69km**



**7 JANNA PLACE BERWICK VIC 3806**

 4  3  2

Sold Price <sup>RS</sup> **\$895,000** Sold Date **06-Mar-24**

Distance **1.14km**



**14 WARROCK COURT BERWICK VIC 3806**

 3  2  -

Sold Price <sup>RS</sup> **\$930,000** <sup>UN</sup> Sold Date **10-Feb-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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