

## 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

55 EARLSFIELD 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

\$710,000

&

\$780,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 62 JARRYD CRESCENT BERWICK VIC 3806 | \$800,000 | 30-Apr-24 |
| 38 HARTSMERE DRIVE BERWICK VIC 3806 | \$765,000 | 08-May-24 |
| 29 ALBRECHT AVENUE BERWICK VIC 3806 | \$780,000 | 24-Jan-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.~~

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**62 JARRYD CRESCENT BERWICK  
 VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **30-Apr-24**

Distance **0.61km**



**38 HARTSMERE DRIVE BERWICK  
 VIC 3806**

 3  2  -

Sold Price

**\$765,000**

Sold Date **08-May-24**

Distance **0.25km**



**29 ALBRECHT AVENUE BERWICK  
 VIC 3806**

 4  2  -

Sold Price

**\$780,000**

Sold Date **24-Jan-24**

Distance **1.64km**

RS = Recent sale      UN = Undisclosed Sale

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