

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

64-68 BEAUMONT 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

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

14-16 STYLEBAWN DRIVE BERWICK VIC 3806	\$5,000,000	22-Mar-23
39 CASERTA DRIVE BERWICK VIC 3806	\$3,300,000	26-Oct-22
112-118 BUCHANAN ROAD BERWICK VIC 3806	\$3,250,000	09-Sep-17

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: 13 June 2023


**14-16 STYLEBAWN DRIVE
BERWICK VIC 3806**
 6  7  4

 Sold Price ^{RS} **\$5,000,000** Sold Date **22-Mar-23**

 Distance **0.56km**

**39 CASERTA DRIVE BERWICK VIC
3806**
 4  4  3

 Sold Price **\$3,300,000** Sold Date **26-Oct-22**

 Distance **1.48km**

**112-118 BUCHANAN ROAD
BERWICK VIC 3806**
 4  2  3

 Sold Price **\$3,250,000** Sold Date **09-Sep-17**

 Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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