

## 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

8 MONARCH ROAD 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

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

8 ALANA STREET BERWICK VIC 3806	\$880,000	19-Dec-23
19 MATHOURA COURT BERWICK VIC 3806	\$940,000	15-Mar-24
101 SKYLINE WAY BERWICK VIC 3806	\$905,000	17-Dec-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.~~

This Statement of Information was prepared on: 03 June 2024



**8 ALANA STREET BERWICK VIC 3806**

4 2 2

Sold Price **\$880,000** Sold Date **19-Dec-23**

Distance **0.08km**



**19 MATHOURA COURT BERWICK VIC 3806**

4 2 2

Sold Price **\$940,000** Sold Date **15-Mar-24**

Distance **0.44km**



**101 SKYLINE WAY BERWICK VIC 3806**

4 2 2

Sold Price **\$905,000** Sold Date **17-Dec-23**

Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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