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	7 SHANNON WAY 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	$920,000	&	$1,012,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Berwick
Period-from	01 Aug 2023	to	31 Jul 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
6 SHANNON WAY BERWICK VIC 3806	$940,000	25-May-24
43 HOWELL DRIVE BERWICK VIC 3806	$1,075,000	12-Mar-24
11 REGINALD CLOSE BERWICK VIC 3806	$910,000	31-Jul-24

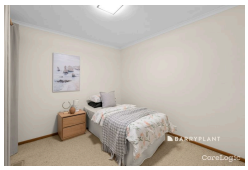
OR

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: 08 August 2024

OBrien Real Estate

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6 SHANNON WAY BERWICK VIC 3806

4 2 2

Sold Price **$940,000** Sold Date **25-May-24**

Distance **0.12km**



43 HOWELL DRIVE BERWICK VIC 3806

3 2 2

Sold Price **$1,075,000** Sold Date **12-Mar-24**

Distance **0.19km**



11 REGINALD CLOSE BERWICK VIC 3806

3 2 2

Sold Price RS **$910,000** Sold Date **31-Jul-24**

Distance **0.16km**

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

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