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	4 EGLINTON CLOSE 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$875,000	Property type	House	Suburb	Berwick
Period-from	01 Feb 2024	to	31 Jan 2025	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
9 BEWLEY WAY BERWICK VIC 3806	$705,000	13-Sep-24
9 PETTIT CLOSE BERWICK VIC 3806	$706,000	27-Nov-24
4 DAHLEN PLACE BERWICK VIC 3806	$705,000	04-Jan-25

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: 12 February 2025

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9 BEWLEY WAY BERWICK VIC 3806

3 2 1

Sold Price **$705,000** Sold Date **13-Sep-24**

Distance **0.19km**



9 PETTIT CLOSE BERWICK VIC 3806

3 2 2

Sold Price RS **$706,000** Sold Date **27-Nov-24**

Distance **0.42km**



4 DAHLEN PLACE BERWICK VIC 3806

3 2 2

Sold Price **$705,000** Sold Date **04-Jan-25**

Distance **0.32km**

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

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