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	1 MCCUBBIN 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	$1,045,000	&	$1,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$862,000	Property type	House	Suburb	Berwick
Period-from	01 May 2023	to	30 Apr 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
19 GRAYDEN DRIVE BERWICK VIC 3806	$1,100,000	10-May-24
27 EDGBASTON CIRCUIT BERWICK VIC 3806	$1,117,000	04-Mar-24
15 SOLDIERS ROAD BERWICK VIC 3806	$1,138,000	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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hayley taufa
P 0400091398
M 0400091398
E htaufa@barryplant.com.au



19 GRAYDEN DRIVE BERWICK VIC 3806

4 3 2

Sold Price RS $1,100,000 Sold Date 10-May-24

Distance 0.48km

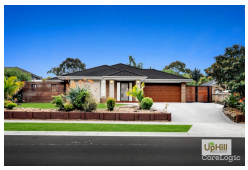


27 EDGBASTON CIRCUIT BERWICK VIC 3806

4 2 2

Sold Price RS $1,117,000 Sold Date 04-Mar-24

Distance 0.84km



15 SOLDIERS ROAD BERWICK VIC 3806

4 2 3

Sold Price $1,138,000 Sold Date 24-Jan-24

Distance 1km

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

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