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 MERIDIAN CIRCUIT 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Berwick
Period-from	01 Jul 2023	to	30 Jun 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
5 SOMME CRESCENT BERWICK VIC 3806	$660,000	24-May-24
67 MERIDIAN CIRCUIT BERWICK VIC 3806	$695,000	10-Jan-24
25 MERIDIAN CIRCUIT BERWICK VIC 3806	$715,000	07-Apr-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: 04 July 2024

OBrien Real Estate
Marc Oliver
P 03 9707 0556
M 0416 969 930
E marc.oliver@obre.com.au



5 SOMME CRESCENT BERWICK VIC 3806

3 2 1

Sold Price RS **$660,000** Sold Date **24-May-24**

Distance **1.98km**

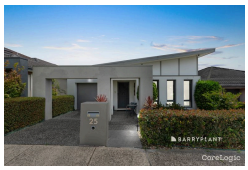


67 MERIDIAN CIRCUIT BERWICK VIC 3806

3 2 2

Sold Price **$695,000** Sold Date **10-Jan-24**

Distance **0.19km**



25 MERIDIAN CIRCUIT BERWICK VIC 3806

3 2 1

Sold Price **$715,000** Sold Date **07-Apr-24**

Distance **0.13km**

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

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