

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

2/14 OUTLOOK DRIVE 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jul 2024

to

30 Jun 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

1/17 RHEANVA STREET BERWICK VIC 3806	\$829,000	17-Mar-25
10 TEMORA RISE BERWICK VIC 3806	\$804,000	07-Feb-25
3/17 MARGARET STREET BERWICK VIC 3806	\$825,000	03-Jun-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: 08 July 2025



**1/17 RHEANVA STREET BERWICK
VIC 3806**

 3  2  2

Sold Price

\$829,000

Sold Date

17-Mar-25

Distance

0.54km



**10 TEMORA RISE BERWICK VIC
3806**

 3  2  1

Sold Price

\$804,000

Sold Date

07-Feb-25

Distance

1.01km



**3/17 MARGARET STREET BERWICK
VIC 3806**

 3  2  2

Sold Price

^{RS} **\$825,000**

Sold Date

03-Jun-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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