## Statement of Information Single residential property located in the Melbourne metropolitan area

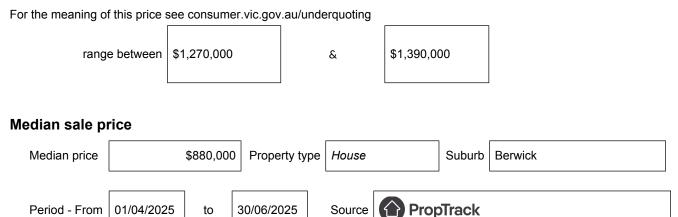
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

242 Soldiers Road, Berwick, Vic 3806

## Indicative selling price



## 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 six 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
60 Longshore Drive, Clyde North, VIC 3978	\$1,290,000	06/06/2025
9 Kerferd Street, Berwick, VIC 3806	\$1,287,500	16/03/2025
14 Stanhope Avenue, Berwick, VIC 3806	\$1,325,000	30/06/2025

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/07/2025

