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

14 RUSSEL AVENUE BERWICK VIC 3806

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	- 1900 UUU	&	\$1,030,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$880,000	Property type	House	Suburb	Berwick				

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
5 RUSSEL AVENUE BERWICK VIC 3806	\$997,000	17-Apr-25
32 BOURNEVALE DRIVE BERWICK VIC 3806	\$1,000,000	30-Jun-25
8 VISTA COURT BERWICK VIC 3806	\$1,035,000	29-Mar-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: 01 July 2025



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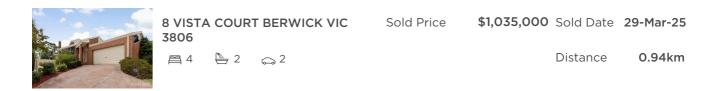


5 RUSSEL AVENUE BERWICK VIC
Sold Price
\$997,000
Sold Date
17-Apr-25

3806
Image: state of the state



32 BOURNEVALE DRIVE BERWICK VIC 3806	Sold Price ^{RS} \$1,0	000,000 ^{UN} Sold Date	30-Jun-25
🛱 4 🕒 2 🞧 2		Distance	0.72km



RS = Recent sale UN = Undisclosed Sale

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