

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 GREENWICH 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

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

8 LITTLE GEM WAY BERWICK VIC 3806	\$870,000	25-Feb-25
12 NUTMEG CLOSE BERWICK VIC 3806	\$853,000	19-Jan-25
10 MASQUERADE ROAD BERWICK VIC 3806	\$852,000	11-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.~~

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8 LITTLE GEM WAY BERWICK VIC 3806

Sold Price

\$870,000

Sold Date

25-Feb-25

 4

 2

 2

Distance

0.59km



12 NUTMEG CLOSE BERWICK VIC 3806

Sold Price

\$853,000

Sold Date

19-Jan-25

 4

 2

 2

Distance

0.22km



10 MASQUERADE ROAD BERWICK VIC 3806

Sold Price

\$852,000

Sold Date

11-Mar-25

 4

 2

 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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