#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	8 Allardice Parade, Berwick Vic 3806
Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$905,000	Pro	perty Type	House		Suburb	Berwick
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

### 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 sixmonths 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	10 Bluebell Ct BERWICK 3806	\$1,170,000	28/02/2025
2			
3			

OR

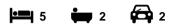
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 14:20







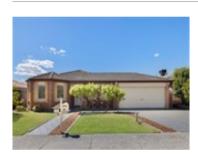


Property Type: House (Res) Land Size: 735 sqm approx

Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,200,000 Median House Price June guarter 2025: \$905,000

## Comparable Properties



10 Bluebell Ct BERWICK 3806 (REI/VG)

Agent Comments

Price: \$1,170,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 679 sqm approx

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 six months.

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