

## 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

264 SOLDIERS ROAD BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$1,540,000

&

\$1,694,000

### 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

Cotality

### 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

3 CAVILL LANE BERWICK VIC 3806

\$1,460,000

27-Aug-24

8 VOSGES CRESCENT BERWICK VIC 3806

\$1,488,000

02-Sep-24

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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### 3 CAVILL LANE BERWICK VIC 3806

 5  3  2

Sold Price **\$1,460,000** Sold Date **27-Aug-24**

Distance **0km**



### 8 VOSGES CRESCENT BERWICK VIC 3806

 5  3  2

Sold Price **\$1,488,000** Sold Date **02-Sep-24**

Distance **4.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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