

## 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

32 BOURNEVALE DRIVE 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

\$975,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2024

to

31 May 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 14 BOURNEVALE DRIVE BERWICK VIC 3806 | \$1,000,000 | 03-Apr-25 |
| 15 HILLVIEW PLACE BERWICK VIC 3806   | \$1,020,000 | 02-Feb-25 |
| 5 QUEENS COURT BERWICK VIC 3806      | \$975,000   | 28-May-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: 13 June 2025



## OBrien Real Estate

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### 14 BOURNEVALE DRIVE BERWICK VIC 3806

Sold Price

<sup>RS</sup>

**\$1,000,000**

Sold Date

**03-Apr-25**



4



2



2

Distance

**0.19km**



### 15 HILLVIEW PLACE BERWICK VIC 3806

Sold Price

**\$1,020,000**

Sold Date

**02-Feb-25**



4



2



2

Distance

**0.79km**



### 5 QUEENS COURT BERWICK VIC 3806

Sold Price

<sup>RS</sup>

**\$975,000**

Sold Date

**28-May-25**



5



2



1

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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