

## 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

6 SELWYN COURT BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$876,000

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

5 THORNLEY DRIVE BERWICK VIC 3806	\$1,097,000	23-Apr-25
5 RIVIERA DRIVE BERWICK VIC 3806	\$1,070,000	11-Dec-24
21 DEAKIN COURT BERWICK VIC 3806	\$1,038,000	02-Dec-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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**5 THORNLEY DRIVE BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$1,097,000**

Sold Date

**23-Apr-25**

 5  2  2

Distance

**0.2km**



**5 RIVIERA DRIVE BERWICK VIC 3806**

Sold Price

**\$1,070,000**

Sold Date

**11-Dec-24**

 4  2  2

Distance

**0.27km**



**21 DEAKIN COURT BERWICK VIC 3806**

Sold Price

**\$1,038,000**

Sold Date

**02-Dec-24**

 4  2  2

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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