

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	3 Hollyrood 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	\$1,000,000	&	\$1,100,000
--------------	-----	---------------------	-------------	---	-------------

Median sale price

Median price	\$965,000	Property type	House (4Beds)	Suburb	Berwick
--------------	-----------	---------------	---------------	--------	---------

Period - From	June 2023	to	May 2024	Source	https://www.realestate.com.au/vic/berwick-3806/
------------------	-----------	----	----------	--------	---

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 six 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
• 4 Grand Manor Drive, Berwick Vic 3806	\$1,175,000	23/04/2024
• 50 Wurundjeri Boulevard, Berwick Vic 3806	\$1,080,000	18/04/2024
• 7 Osborn Court, Berwick Vic 3806	\$1,050,000	29/02/2024

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:	30/06/2024
--	------------