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	7 ESCOTT GROVE 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	$800,000	&	$880,000

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
6 COUNTY DRIVE BERWICK VIC 3806	$845,000	01-May-25
397 CENTRE ROAD BERWICK VIC 3806	$870,000	04-Jun-25
38 COUNTY DRIVE BERWICK VIC 3806	$885,000	04-Jun-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: 06 June 2025

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6 COUNTY DRIVE BERWICK VIC 3806

4 2 -

Sold Price RS **$845,000** Sold Date **01-May-25**

Distance **0.28km**

397 CENTRE ROAD BERWICK VIC 3806

4 2 2

Sold Price RS **$870,000** Sold Date **04-Jun-25**

Distance **0.79km**

38 COUNTY DRIVE BERWICK VIC 3806

4 2 2

Sold Price RS **$885,000** Sold Date **04-Jun-25**

Distance **0.25km**

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

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