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	46 Marlborough Road, Berwick, Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$740,000

Median sale price

Median price	$880,000	Property type	*House*	Suburb	Berwick
Period - From	01/06/2024	to	31/05/2025	Source	PropTrack

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
12 Elmtree Crescent, Clyde North, VIC 3978	$721,000	18/03/2025
20 Manoora Avenue, Clyde North, VIC 3978	$730,000	14/06/2025
19 Catalonia Way, Berwick, VIC 3806	$769,900	16/04/2025

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: 27/06/2025