

## 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

1/4 GREENLAW CRESCENT 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

\$599,000

&

\$658,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$636,200

Property type

Unit

Suburb

Berwick

Period-from

01 Jun 2023

to

31 May 2024

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

3 EXELL MEWS BERWICK VIC 3806

\$620,000

03-Feb-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.

This Statement of Information was prepared on: 25 June 2024



**3 EXELL MEWS BERWICK VIC 3806** Sold Price

**\$620,000** Sold Date **03-Feb-24**

 3  2  1

Distance **1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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