

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

4 LAVENDER PLACE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|---------------------------------------|-----------|-----------|
| 17 GLENSIDE WALK BERWICK VIC 3806 | \$600,000 | 18-Sep-24 |
| 8B STRINGYBARK COURT BERWICK VIC 3806 | \$620,000 | 20-Nov-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: 22 January 2025



17 GLENSIDE WALK BERWICK VIC 3806

 2  1  2

Sold Price **\$600,000** Sold Date **18-Sep-24**

Distance **0.43km**



8B STRINGYBARK COURT BERWICK VIC 3806

 2  1  -

Sold Price **\$620,000** Sold Date **20-Nov-24**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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