

## 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 LODERS WAY BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### 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

6 LODERS WAY BERWICK VIC 3806	\$1,285,000	08-Oct-24
10 ROS WAY BERWICK VIC 3806	\$1,325,000	08-Oct-24
29 CANNING DRIVE BERWICK VIC 3806	\$1,300,000	21-Aug-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: 23 December 2024



**6 LODGERS WAY BERWICK VIC 3806**

6 3 2

Sold Price <sup>RS</sup> **\$1,285,000** <sup>UN</sup> Sold Date **08-Oct-24**

Distance **0.02km**



**10 ROS WAY BERWICK VIC 3806**

4 2 2

Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **08-Oct-24**

Distance **0.31km**



**29 CANNING DRIVE BERWICK VIC 3806**

4 2 2

Sold Price **\$1,300,000** Sold Date **21-Aug-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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