

## 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 LYDIA MARY DRIVE 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,800

Property type

House

Suburb

Berwick

Period-from

01 Jul 2021

to

30 Jun 2022

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 7 HOOD COURT BERWICK VIC 3806     | \$760,000 | 02-Mar-22 |
| 7 HOWITT COURT BERWICK VIC 3806   | \$730,000 | 30-Mar-22 |
| 1 ADELAIDE CLOSE BERWICK VIC 3806 | \$750,000 | 11-Jul-22 |

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: 21 July 2022



**7 HOOD COURT BERWICK VIC  
3806**

3 1 2

Sold Price **\$760,000** Sold Date **02-Mar-22**

Distance **0.17km**



**7 HOWITT COURT BERWICK VIC  
3806**

3 2 2

Sold Price **\$730,000** Sold Date **30-Mar-22**

Distance **0.49km**



**1 ADELAIDE CLOSE BERWICK VIC  
3806**

3 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **11-Jul-22**

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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