

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

15 Lorikeet Drive 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2019

to

31 Oct 2020

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 Hagen Drive Berwick VIC 3806	\$820,000	16-Oct-20
5 Confait Court Berwick VIC 3806	\$836,000	28-Oct-20
2 Vista Court Berwick VIC 3806	\$863,000	13-Oct-20

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: 20 November 2020

<p>To arrange a virtual inspection of this property or for more information please contact Brix Cai.</p>  <p>Brix Cai 0433 925 529 brix@obrienrealty.com.au</p>	6 Hagen Drive Berwick VIC 3806	Sold Price	^{RS} \$820,000	Sold Date 16-Oct-20
	 5  3  2			Distance 0.37km
	5 Confait Court Berwick VIC 3806	Sold Price	^{RS} \$836,000	Sold Date 28-Oct-20
	 4  2  2			Distance 0.86km
	2 Vista Court Berwick VIC 3806	Sold Price	\$863,000	Sold Date 13-Oct-20
	 3  2  2			Distance 1.26km

RS = Recent sale

UN = Undisclosed Sale

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