

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

50 Lawrence 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,270

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

23 Mornington Grove Berwick VIC 3806	\$806,000	28-Aug-20
22 Balmain Drive Berwick VIC 3806	\$750,000	05-Aug-20
4 Denham Place Berwick VIC 3806	\$750,000	19-Jul-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: 11 November 2020



23 Mornington Grove Berwick VIC 3806

Sold Price

^{RS} **\$806,000** Sold Date **28-Aug-20**

 4  2  3

Distance **1.62km**



22 Balmain Drive Berwick VIC 3806

Sold Price

\$750,000 Sold Date **05-Aug-20**

 4  2  2

Distance **0.45km**



4 Denham Place Berwick VIC 3806

Sold Price

Sold Date **19-Jul-20**

 4  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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