

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 2025

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	24-Sep-24
29 CANNING DRIVE BERWICK VIC 3806	\$1,300,000	21-Aug-24
11 BIRALEE COURT BERWICK VIC 3806	\$1,200,000	24-Oct-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: 18 February 2025



**6 LODERS WAY BERWICK VIC
3806**

4 3 2

Sold Price **\$1,285,000** Sold Date **24-Sep-24**

Distance **0.02km**



**29 CANNING DRIVE BERWICK VIC
3806**

4 2 2

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

Distance **0.4km**



**11 BIRALEE COURT BERWICK VIC
3806**

4 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **24-Oct-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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