

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	16 Lemongrove Way, Berwick, VIC 3806
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$785,000	&	\$860,000
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Median sale price

Median price	\$880,000	Property Type	House	Suburb	Berwick (3806)
Period - From	01/09/2023	to	30/09/2024	Source	price finder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
24 LEMONGROVE WAY, BERWICK VIC 3806	\$770,000	15/10/2024
11A JIANNI WAY, BERWICK VIC 3806	\$875,000	09/05/2024
135 MOONDARRA DRIVE, BERWICK VIC 3806	\$853,000	12/02/2024

This Statement of Information was prepared on: 29/10/2024