

## 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

34 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 CELESTE COURT BERWICK VIC 3806	\$985,000	01-Aug-24
4 CONFAIT COURT BERWICK VIC 3806	\$900,000	09-Aug-24
1 ELLASWOOD CLOSE BERWICK VIC 3806	\$980,000	04-May-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: 27 August 2024

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**3 CELESTE COURT BERWICK VIC 3806**

Sold Price

RS

**\$985,000**Sold Date **01-Aug-24**

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Distance **0.13km****4 CONFAIT COURT BERWICK VIC 3806**

Sold Price

RS

**\$900,000**Sold Date **09-Aug-24**

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Distance **0.44km****1 ELLASWOOD CLOSE BERWICK VIC 3806**

Sold Price

**\$980,000**Sold Date **04-May-24**

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Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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