

## 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

12 LODGE CRESCENT BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Berwick

Period-from

01 Jan 2023

to

31 Dec 2023

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 EZARD CLOSE BERWICK VIC 3806	\$770,000	15-Nov-23
4 CONISTON AVENUE BERWICK VIC 3806	\$870,200	06-Dec-23
13 DANIHER CLOSE BERWICK VIC 3806	\$700,000	22-Dec-23

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: 30 January 2024



**3 EZARD CLOSE BERWICK VIC 3806**

 3  2  2

Sold Price **\$770,000** Sold Date **15-Nov-23**

Distance **0.25km**



**4 CONISTON AVENUE BERWICK VIC 3806**

 2  2  1

Sold Price **\$870,200** Sold Date **06-Dec-23**

Distance **0.37km**



**13 DANIHER CLOSE BERWICK VIC 3806**

 3  1  2

Sold Price **\$700,000** Sold Date **22-Dec-23**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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