

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

7/48 LANGMORE LANE 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

\$2,500,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 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

3/48 LANGMORE LANE BERWICK VIC 3806	\$2,220,888	12-Apr-23
36 ELGIN STREET BERWICK VIC 3806	\$2,355,000	25-May-23
53 BRISBANE STREET BERWICK VIC 3806	\$2,140,000	12-May-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.

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**3/48 LANGMORE LANE BERWICK
VIC 3806**

4 3 4

Sold Price **\$2,220,888** Sold Date **12-Apr-23**

Distance **0.06km**



**36 ELGIN STREET BERWICK VIC
3806**

4 4 4

Sold Price ^{RS} **\$2,355,000** Sold Date **25-May-23**

Distance **0.7km**



**53 BRISBANE STREET BERWICK
VIC 3806**

4 3 2

Sold Price ^{RS} **\$2,140,000** Sold Date **12-May-23**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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