

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

Lot 53 Lysanne Crescent, 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

\$ 545,000

or range between

\$*

&

\$*

Median sale price

Median price

\$458,917

Property type

Land

Suburb

Berwick

Period - From

Apr-19

to

Mar-20

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 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
58 Lysanne Crescent Berwick VIC 3806	\$517,000	02-Dec-19
7 Manders Street Berwick VIC 3806	\$500,000	14-Nov-19
256 Soldiers Road Berwick VIC 3806	\$511,000	12-Sep-19

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 six months.~~

This Statement of Information was prepared on:

21 July 2020