

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

2/49 LYALL ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Berwick

Period-from

01 Mar 2022

to

28 Feb 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

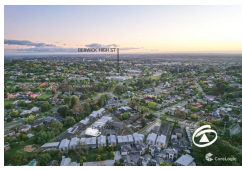
8 WILLOWDENE WAY BERWICK VIC 3806	\$910,000	13-Jan-23
1/60 GLOUCESTER AVENUE BERWICK VIC 3806	\$1,380,000	21-Dec-22
3/64 GLOUCESTER AVENUE BERWICK VIC 3806	\$940,000	29-Oct-22

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: 29 March 2023

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8 WILLOWDENE WAY BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$910,000** ^{UN} Sold Date **13-Jan-23**

Distance **0.07km**



1/60 GLOUCESTER AVENUE BERWICK VIC 3806

 3  2  2

Sold Price **\$1,380,000** Sold Date **21-Dec-22**

Distance **1.1km**



3/64 GLOUCESTER AVENUE BERWICK VIC 3806

 3  2  2

Sold Price **\$940,000** Sold Date **29-Oct-22**

Distance **1.16km**

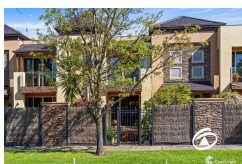


7/2 AVARD COURT BERWICK VIC 3806

 3  2  2

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **14-Mar-23**

Distance **1.16km**



4/3 PADDINGTON TERRACE BERWICK VIC 3806

 3  2  4

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Mar-23**

Distance **1.9km**

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

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