

## 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

35 LAWRENCE 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 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

6 JERICHO COURT BERWICK VIC 3806	\$857,000	08-Mar-24
14 BROOKFIELD COURT BERWICK VIC 3806	\$850,000	21-Aug-24
9 GLENDALE CRESCENT BERWICK VIC 3806	\$835,000	13-Jan-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: 26 November 2024

**6 JERICHO COURT BERWICK VIC 3806**Sold Price **\$857,000** Sold Date **08-Mar-24**

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Distance **1.55km****14 BROOKFIELD COURT BERWICK VIC 3806**Sold Price **\$850,000** Sold Date **21-Aug-24**

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Distance **1.81km****9 GLENDALE CRESCENT BERWICK VIC 3806**Sold Price **\$835,000** Sold Date **13-Jan-24**

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Distance **0.9km****RS** = Recent sale      **UN** = Undisclosed Sale

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