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	1 LYNDAL COURT 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	$675,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$852,250	Property type	House	Suburb	Berwick
Period-from	01 Dec 2022	to	30 Nov 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
2 GLENN ERIN WAY BERWICK VIC 3806	$716,000	22-Jul-23
63 BELLEVUE DRIVE BERWICK VIC 3806	$727,000	01-Jul-23
47 WILLSLIE CRESCENT BERWICK VIC 3806	$720,000	06-Sep-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: 18 December 2023

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2 GLENN ERIN WAY BERWICK VIC 3806
3 2 2

Sold Price **$716,000** Sold Date **22-Jul-23**
Distance **0.04km**



63 BELLEVUE DRIVE BERWICK VIC 3806
3 2 2

Sold Price RS **$727,000** Sold Date **01-Jul-23**
Distance **0.08km**



47 WILLSLIE CRESCENT BERWICK VIC 3806
3 2 2

Sold Price **$720,000** Sold Date **06-Sep-23**
Distance **1.17km**

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

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