

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 LARNE CLOSE 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Berwick

Period-from

01 May 2022

to

30 Apr 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

7 ALBERTA WAY BERWICK VIC 3806	\$800,000	25-Jan-23
7 LYNDAL COURT BERWICK VIC 3806	\$815,000	26-Apr-23
12 BOUNTY WAY BERWICK VIC 3806	\$807,000	02-Mar-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: 02 May 2023



7 ALBERTA WAY BERWICK VIC 3806

 4  2  2

Sold Price **\$800,000** Sold Date **25-Jan-23**

Distance **0.12km**



7 LYNDAL COURT BERWICK VIC 3806

 4  2  2

Sold Price ^{RS} **\$815,000** Sold Date **26-Apr-23**

Distance **0.72km**



12 BOUNTY WAY BERWICK VIC 3806

 4  2  2

Sold Price **\$807,000** Sold Date **02-Mar-23**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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