

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 LILY VALE 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Land

Suburb

Berwick

Period-from

01 Apr 2023

to

31 Mar 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

3 TOTTINGTON RISE BERWICK VIC 3806	\$737,000	28-Feb-24
14 MARIDA COURT BERWICK VIC 3806	\$741,000	18-Apr-24
1 PRIME COURT BERWICK VIC 3806	\$755,000	02-Nov-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: 22 April 2024

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**3 TOTTINGTON RISE BERWICK VIC 3806** Sold Price**\$737,000** Sold Date **28-Feb-24**

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Distance **0.11km****14 MARIDA COURT BERWICK VIC 3806** Sold Price^{RS} **\$741,000** Sold Date **18-Apr-24**

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Distance **0.25km****1 PRIME COURT BERWICK VIC 3806** Sold Price**\$755,000** Sold Date **02-Nov-23**

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Distance **0.51km****RS** = Recent sale**UN** = Undisclosed Sale

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