

## 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

22 LORIKEET 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 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 DIRKALA RETREAT BERWICK VIC 3806	\$1,180,000	10-Nov-23
3 MANSELL COURT BERWICK VIC 3806	\$1,221,600	09-Oct-23
14 GRENVILLE COURT BERWICK VIC 3806	\$1,245,000	07-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.~~

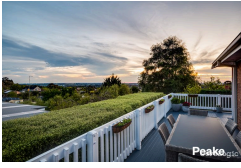
This Statement of Information was prepared on: 07 February 2024

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**3 DIRKALA RETREAT BERWICK  
VIC 3806**

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Sold Price

**\$1,180,000**Sold Date **10-Nov-23**Distance **0.79km****3 MANSELL COURT BERWICK VIC  
3806**

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Sold Price

**\$1,221,600**Sold Date **09-Oct-23**Distance **1.02km****14 GRENVILLE COURT BERWICK  
VIC 3806**

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Sold Price

**\$1,245,000**Sold Date **07-Sep-23**Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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