

## 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

37 LEONARD AVENUE 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

\$595,000

&

\$650,000

### 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

2 STRINGYBARK COURT BERWICK VIC 3806	\$590,000	27-Dec-23
3 JUMBUCK COURT BERWICK VIC 3806	\$650,000	07-Feb-24
15 WIMMERA COURT BERWICK VIC 3806	\$650,000	04-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: 08 April 2024



**2 STRINGYBARK COURT BERWICK  
VIC 3806**

3 1 -

Sold Price

**\$590,000**

Sold Date **27-Dec-23**

Distance **0.68km**



**3 JUMBUCK COURT BERWICK VIC  
3806**

3 1 4

Sold Price

**\$650,000**

Sold Date **07-Feb-24**

Distance **0.65km**



**15 WIMMERA COURT BERWICK VIC  
3806**

3 1 1

Sold Price

Sold Date **04-Jan-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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