

## 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

5 LENA COURT 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Jun 2022

to

31 May 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

3 MANDALAY COURT BERWICK VIC 3806	\$1,208,888	05-Apr-23
7 AMBROSE COURT BERWICK VIC 3806	\$1,200,000	05-Apr-23
2 GLENMAGGIE CLOSE BERWICK VIC 3806	\$1,191,000	25-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: 06 June 2023



**3 MANDALAY COURT BERWICK  
VIC 3806**

 5  2  2

Sold Price <sup>RS</sup> **\$1,208,888** Sold Date **05-Apr-23**

Distance **0.78km**



**7 AMBROSE COURT BERWICK VIC  
3806**

 4  2  3

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **05-Apr-23**

Distance **0.85km**



**2 GLENMAGGIE CLOSE BERWICK  
VIC 3806**

 5  2  2

Sold Price <sup>RS</sup> **\$1,191,000** Sold Date **25-Mar-23**

Distance **0.89km**

RS = Recent sale      UN = Undisclosed Sale

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