

## 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 LYDIA MARY 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

\$715,000

&

\$786,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Berwick

Period-from

01 May 2023

to

30 Apr 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

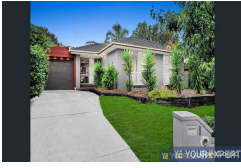
Date of sale

8 BOREE COURT BERWICK VIC 3806	\$745,000	22-Jan-24
8 WEMBLEY DRIVE BERWICK VIC 3806	\$760,000	02-Oct-23
4 TAMBO WAY BERWICK VIC 3806	\$785,000	19-Mar-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: 09 May 2024

**8 BOREE COURT BERWICK VIC  
3806**

3 2 1

Sold Price **\$745,000** Sold Date **22-Jan-24**Distance **0.91km****8 WEMBLEY DRIVE BERWICK VIC  
3806**

3 2 1

Sold Price **\$760,000** Sold Date **02-Oct-23**Distance **1.07km****4 TAMBO WAY BERWICK VIC 3806**

3 2 1

Sold Price <sup>RS</sup> **\$785,000** Sold Date **19-Mar-24**Distance **1.61km****RS** = Recent sale      **UN** = Undisclosed Sale

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