



MELVIC
REAL ESTATE



STATEMENT OF INFORMATION

75 LYALL ROAD, BERWICK, VIC 3806

PREPARED BY MIKE ROSARIO , MELVIC REAL ESTATE, PHONE: 0400972032

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 LYALL ROAD, BERWICK, VIC 3806

 3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,200,000 to \$1,300,000**

Provided by: Mike Rosario, Melvic Real Estate

MEDIAN SALE PRICE



BERWICK, VIC, 3806

Suburb Median Sale Price (House)

\$855,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 LYALL RD, BERWICK, VIC 3806

 3  1  2

Sale Price

\$1,195,000

Sale Date: 16/03/2024

Distance from Property: 345m



50 GARDINER ST, BERWICK, VIC 3806

 3  1  1

Sale Price

***\$1,000,000**

Sale Date: 15/03/2024

Distance from Property: 415m



7 ROUNDHAY CRT, BERWICK, VIC 3806

 4  1  2

Sale Price

***\$1,125,000**

Sale Date: 20/02/2024

Distance from Property: 273m



This report has been compiled on 29/05/2024 by Melvic Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

75 LYALL ROAD, BERWICK, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,200,000 to \$1,300,000


Median sale price

Median price: \$855,000

Property type: House

Suburb: BERWICK

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 LYALL RD, BERWICK, VIC 3806	\$1,195,000	16/03/2024
50 GARDINER ST, BERWICK, VIC 3806	*\$1,000,000	15/03/2024
7 ROUNDHAY CRT, BERWICK, VIC 3806	*\$1,125,000	20/02/2024

This Statement of Information was prepared on: 29/05/2024