

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8 Lemongrove Way Berwick, 3806
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$900,000 & \$950,000
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### Median sale price

Median price	\$870,000	Property Type	HOUSE	Suburb	BERWICK
Period - From	29-Apr-2024	to	28-Apr-2025	Source	realestate.com.au

### 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
1	46 Jamieson Way, Berwick	\$945,000	21-May-2025
2	14 Gianni Way, Berwick	\$975,000	20-Feb-2025
3	28 Sundial Court, Berwick	\$905,000	29-Apr-2025

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