

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 12 Lodgers Way, Berwick, VIC 3806

Indicative selling price

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

Price Range \$960,000 & \$1,050,000

Median sale price

Median price \$700,000 Property Type House Suburb Berwick (3806)

Period - From 01/02/2020 to 31/01/2021 Source Corelogic

Comparable property sales

A 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
90 FAIRHOLME BOULEVARD, BERWICK VIC 3806	\$1,075,000	21/12/2020
76 FAIRHOLME BOULEVARD, BERWICK VIC 3806	\$1,090,000	05/01/2021
53 EDRINGTON PARK DRIVE, BERWICK VIC 3806	\$980,000	17/11/2020

This Statement of Information was prepared on: 18/02/2021