

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

15 LYSANNE CRESCENT BERWICK VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Land

Suburb

Berwick

Period-from

01 Jul 2022

to

30 Jun 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

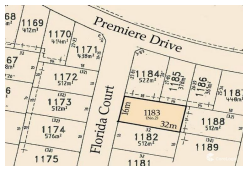
Date of sale

2 FLORIDA COURT BERWICK VIC 3806	845000	13-Jul-23
17 GOLF LINKS ROAD BERWICK VIC 3806	845000	10-May-23
13 SPENCER COURT BERWICK VIC 3806	832000	26-Jun-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: 19 July 2023



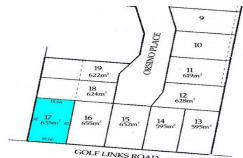
2 FLORIDA COURT BERWICK VIC 3806

Sold Price

^{RS} **845000** Sold Date **13-Jul-23**

 -  -  -

Distance **1.57km**



17 GOLF LINKS ROAD BERWICK VIC 3806

Sold Price

845000 Sold Date **10-May-23**

 -  -  -

Distance **1.95km**

13 SPENCER COURT BERWICK VIC 3806

Sold Price

^{RS} **832000** Sold Date **26-Jun-23**

 -  -  -

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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