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	13 Alexia Drive 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	$875,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$669,000	Property type	House	Suburb	Berwick
Period-from	01 Sep 2018	to	31 Aug 2019	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
32 Lakeside Drive Berwick VIC 3806	$920,000	06-Apr-19
39 Cedarwood Crescent Berwick VIC 3806	$922,500	04-Feb-19
49 Jamieson Way Berwick VIC 3806	$940,000	21-May-19

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: 24 September 2019

LJ Hooker Berwick
M 03 9707 2155
E berwick@ljh.com.au



32 Lakeside Drive Berwick VIC 3806

4 2 1

Sold Price **$920,000** Sold Date **06-Apr-19**

Distance **0.6km**



39 Cedarwood Crescent Berwick VIC 3806

6 3 2

Sold Price **$922,500** Sold Date **04-Feb-19**

Distance **0.82km**



49 Jamieson Way Berwick VIC 3806

5 2 2

Sold Price **$940,000** Sold Date **21-May-19**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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