

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

3 SOMME 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

\$639,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 TANZANITE COURT BERWICK VIC 3806	\$660,000	04-Jul-24
15 TANZANITE COURT BERWICK VIC 3806	\$660,000	06-Aug-23
341D CENTRE ROAD BERWICK VIC 3806	\$665,000	16-Dec-24

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: 17 January 2025



**5 TANZANITE COURT BERWICK
VIC 3806**

3 2 2

Sold Price

\$660,000

Sold Date

04-Jul-24

Distance

0.6km



**15 TANZANITE COURT BERWICK
VIC 3806**

3 2 2

Sold Price

Sold Date

06-Aug-23

Distance

0.6km



**341D CENTRE ROAD BERWICK VIC
3806**

3 2 2

Sold Price

^{RS} **\$665,000**

Sold Date

16-Dec-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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