

## 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

10 FARNBOROUGH WAY BERWICK VIC 3806

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,000

Property type

House

Suburb

Berwick

Period-from

01 Aug 2023

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 16 PATRIA STREET BERWICK VIC 3806 | \$680,000 | 17-Jun-24 |
| 5 SOMME CRESCENT BERWICK VIC 3806 | \$660,000 | 16-May-24 |
| 373B CENTRE ROAD BERWICK VIC 3806 | \$620,000 | 08-Apr-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: 14 August 2024



**16 PATRIA STREET BERWICK VIC 3806**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**17-Jun-24**

4 2 1

Distance

**0.27km**



**5 SOMME CRESCENT BERWICK VIC 3806**

Sold Price

**\$660,000**

Sold Date

**16-May-24**

3 2 1

Distance

**0.77km**



**373B CENTRE ROAD BERWICK VIC 3806**

Sold Price

**\$620,000**

Sold Date

**08-Apr-24**

3 2 2

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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