

## 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

18 INFANTRY 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

\$595,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Oct 2023

to

30 Sep 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 SOMME CRESCENT BERWICK VIC 3806  | \$660,000 | 16-May-24 |
| 7 TANZANITE COURT BERWICK VIC 3806 | \$640,000 | 16-May-24 |
| 28 INFANTRY WAY BERWICK VIC 3806   | \$675,000 | 14-Dec-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: 22 October 2024



**5 SOMME CRESCENT BERWICK VIC 3806**

Sold Price

**\$660,000**

Sold Date **16-May-24**

 3  2  1

Distance **0.31km**



**7 TANZANITE COURT BERWICK VIC 3806**

Sold Price

**\$640,000**

Sold Date **16-May-24**

 3  2  2

Distance **0.29km**



**28 INFANTRY WAY BERWICK VIC 3806**

Sold Price

**\$675,000**

Sold Date **14-Dec-23**

 4  2  2

Distance **0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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