

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

1 TANZANITE COURT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2024

to

31 Jan 2025

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
341D CENTRE ROAD BERWICK VIC 3806	\$665,000	16-Dec-24
337C CENTRE ROAD BERWICK VIC 3806	\$650,000	11-Oct-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: 13 February 2025



**5 TANZANITE COURT BERWICK
VIC 3806**

3 2 2

Sold Price

\$660,000

Sold Date

04-Jul-24

Distance

0.01km



**341D CENTRE ROAD BERWICK VIC
3806**

3 2 2

Sold Price

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

Sold Date

16-Dec-24

Distance

0.1km



**337C CENTRE ROAD BERWICK VIC
3806**

3 3 2

Sold Price

\$650,000

Sold Date

11-Oct-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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