

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

3/31 HOMESTEAD ROAD 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

\$660,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2024

to

31 Mar 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

4/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$657,000	30-Oct-24
6/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$650,000	10-Nov-24
1/6 TYRELL PLACE BERWICK VIC 3806	\$670,000	07-Jan-25

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: 01 April 2025

Jess Hall

M 0433820847

E jhall@barryplant.com.au



**4/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

 3  2  2

Sold Price

\$657,000

Sold Date

30-Oct-24

Distance

0.89km



**6/18-26 MARLESFORD CRESCENT
BERWICK VIC 3806**

 3  2  2

Sold Price

\$650,000

Sold Date

10-Nov-24

Distance

0.89km



**1/6 TYRELL PLACE BERWICK VIC
3806**

 3  2  1

Sold Price

\$670,000

Sold Date

07-Jan-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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