

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 13 Carluke Close, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$909,000 & \$999,000

Median sale price

Median price \$901,000 Property Type House Suburb Berwick (3806)
Period - From 01/02/2021 to 01/02/2022 Source Realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1 KELSO PLACE, BERWICK VIC 3806	\$950,000	25/11/2021
13 BOURNEVALE DRIVE, BERWICK VIC 3806	\$1,000,000	09/03/2022
171 HIGH STREET, BERWICK VIC 3806	\$980,000	03/03/2022

This Statement of Information was prepared on: 31/03/2022