

## 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 CARTAGENA STREET 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Land

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 38 VIETRI STREET BERWICK VIC 3806      | \$624,000 | 09-May-24 |
| 241 HONOUR AVENUE CLYDE NORTH VIC 3978 | \$620,000 | 02-May-24 |
| 6 BUTTERFLY DRIVE CLYDE NORTH VIC 3978 | \$590,000 | 29-Feb-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: 15 August 2024

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**38 VIETRI STREET BERWICK VIC 3806**

Sold Price

**\$624,000** Sold Date **09-May-24**

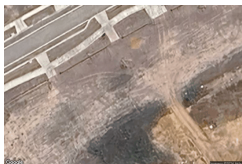
Distance

**0.42km****241 HONOUR AVENUE CLYDE NORTH VIC 3978**

Sold Price

**\$620,000** Sold Date **02-May-24**

Distance

**2.16km****6 BUTTERFLY DRIVE CLYDE NORTH VIC 3978**

Sold Price

**\$590,000** Sold Date **29-Feb-24**

Distance

**2.44km**

RS = Recent sale

UN = Undisclosed Sale

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