

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 32 Praiano Avenue, 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

\$877,500

Property Type

House

Suburb

Berwick (3806)

Period - From

01/01/2024

to

31/12/2024

Source

PropTrack

Comparable property sales

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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
10 GRAZIERS CRESCENT, CLYDE NORTH VIC 3978	\$990,000	23/09/2024
1 SATSUMA AVENUE, BERWICK VIC 3806	\$950,000	17/10/2024
35 EVICA ROAD, CLYDE NORTH VIC 3978	\$950,000	13/09/2024

This Statement of Information was prepared on: 03/01/2025