

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 Kuranda Crescent, Berwick, VIC 3806

Indicative selling price

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

Price Range

\$680,000

&

\$730,000

Median sale price

Median price

\$691,270

Property Type

House

Suburb

Berwick (3806)

Period - From

01/10/2019

to

30/09/2020

Source

corelogic

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
24 YALDARA DRIVE, BERWICK VIC 3806	\$842,000	03/05/2020
22 BALMAIN DRIVE, BERWICK VIC 3806	\$750,000	19/08/2020
9 BANGALAY PLACE, BERWICK VIC 3806	\$670,888	05/08/2020

This Statement of Information was prepared on: 19/10/2020