

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 11 Kalastaire Grove, Berwick, VIC 3806

Indicative selling price

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

Price Range

\$640,000

&

\$680,000

Median sale price

Median price

\$669,000

Property Type

House

Suburb

Berwick (3806)

Period - From

01/10/2018

to

30/09/2019

Source

Corelogic

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
30 RODLARNI CRESCENT, BERWICK VIC 3806	\$678,000	19/10/2019
28 MURNDAL COURT, BERWICK VIC 3806	\$666,000	06/10/2019
4 MICHELLE DRIVE, BERWICK VIC 3806	\$650,000	09/09/2019

This Statement of Information was prepared on: 24/10/2019