

## 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

5 KALASTAIRE GROVE BERWICK VIC 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Berwick

Period-from

01 Feb 2023

to

31 Jan 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 3 EUSTON COURT BERWICK VIC 3806 | \$770,000 | 24-Oct-23 |
| 10 AMI COURT BERWICK VIC 3806   | \$806,122 | 19-Sep-23 |
| 1 PRIME COURT BERWICK VIC 3806  | \$755,000 | 02-Nov-23 |

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: 28 February 2024



**3 EUSTON COURT BERWICK VIC 3806**

 3  2  2

Sold Price

**\$770,000**

Sold Date

**24-Oct-23**

Distance

**0.33km**



**10 AMI COURT BERWICK VIC 3806**

 3  2  2

Sold Price

**\$806,122**

Sold Date

**19-Sep-23**

Distance

**0.36km**



**1 PRIME COURT BERWICK VIC 3806**

 3  2  2

Sold Price

**\$755,000**

Sold Date

**02-Nov-23**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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