

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

27 Kuranda Crescent, Berwick 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$

\*House

☒

\*Unit

Suburb

Berwick 3806

Period - From

01/03/2018

to

01/03/2019

Source

Realestate.com.au

### 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 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
1. 12 Pheasant Court, Berwick 3806	\$720,000	26/11/2018
2. 9 Sittella Drive, Berwick 3806	\$720,000	24/11/2018
3. 3 Barellan Mews, Berwick 3806	\$715,000	07/02/2019

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 six months.