

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

9 KURANDA CRESCENT BERWICK VIC 3806

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Dec 2023

to

30 Nov 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

16 MAHOGANY AVENUE BERWICK VIC 3806

\$770,000

27-Jun-24

18 HARDY COURT BERWICK VIC 3806

\$810,000

16-Nov-24

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: 20 December 2024

Todd McKenna
 M +61418391182
 E todd.m@neilsonpartners.com.au



16 MAHOGANY AVENUE BERWICK VIC 3806 Sold Price **\$770,000** Sold Date **27-Jun-24**

 3  2  2

Distance **0.64km**



18 HARDY COURT BERWICK VIC 3806 Sold Price **\$810,000** Sold Date **16-Nov-24**

 3  2  2

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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