



## STATEMENT OF INFORMATION

Prepared on 05 Dec 2017

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### HOUSE Offered for Sale

13 Kalastaire Grove Berwick VIC 3806

 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$632,000

### Median Sale Price




\$626,000 Houses in Berwick between Dec 2016 - Nov 2017

Source: CoreLogic



### Comparable Property Sales

These are the 3 properties sold within 2 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.






**395 Centre Road Berwick VIC 3806** Sold Price **\$575,000** Sold Date **09-Oct-17**  
 3  2  1 Distance **0.35km**



**7 Dingle Court Berwick VIC 3806** Sold Price **\$600,001** Sold Date **14-Aug-17**  
 3  2  2 Distance **0.56km**



**73 Hancock Drive Berwick VIC 3806** Sold Price **\$604,500** Sold Date **05-Jul-17**  
 4  2  2 Distance **0.29km**

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