



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**49 Bemersyde Drive,  
BERWICK 3806**

### Indicative selling price

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

**Range from \$600,000 -  
\$660,000**

### Median sale price

Median **House** for **BERWICK** for period **Oct 2016 - Sep 2017**  
Sourced from **CoreLogic**.

**\$616,500**

### Comparable property sales

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 the most comparable to the property for sale.

<b>9 Willslie Crescent,</b> Berwick 3806	<b>Price \$597,500</b> Sold 28 August 2017
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<b>5 Kimberly Court,</b> Berwick 3806	<b>Price \$621,500</b> Sold 10 August 2017
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<b>45 Edgbaston Circuit,</b> Berwick 3806	<b>Price \$661,000</b> Sold 10 August 2017
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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Contact agents

 **Lana Grant**  
Grant's Estate Agents

03 9707 5555  
0435 269 083  
[lane.grant@grantsea.com.au](mailto:lane.grant@grantsea.com.au)



**Grant's Estate Agents -  
Berwick**

3a Gloucester Ave,  
BERWICK VIC 3806