

## 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 44 Grantham Crescent, 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 \$745,000 & \$819,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$690000 \*House x \*Unit Suburb BERWICK 3806

Period - From 4/2018 to 8/2018 Source RP DATA

#### Comparable property sales (\*Delete A or B below as applicable)

**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.