

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Cadell Place,  
BERWICK 3806

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$625,000 - \$665,000**

### Median sale price

Median **House** for **BERWICK** for period **Dec 2016 - Nov 2017**

Sourced from **CoreLogic**.

**\$626,000**

### 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.

**8 Claremont Glen,**  
Berwick 3806

**Price \$668,000** Sold 12  
October 2017

**1 Dahlen Place,**  
Berwick 3806

**Price \$645,000** Sold 16  
October 2017

**4 Kate Elizabeth Avenue,**  
Berwick 3806

**Price \$650,000** Sold 25  
October 2017

### Additional Information

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



**Darren Burke**  
Grant's Estate Agents

03 970 75555  
0417 509 006  
[darren.burke@grantsea.com.au](mailto:darren.burke@grantsea.com.au)

