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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

24 Ambleside Crescent Berwick VIC 3806

3 1 3

### Indicative Selling Price

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

Range between \$630,000 & \$670,000

### Median Sale Price

\$690,000 Houses in Berwick between 01 Mar 2018 - 28 Feb 2019

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.

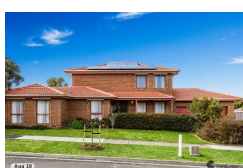


**40 Mansfield Street Berwick VIC 3806**

3 1 2

Sold Price **\$670,000** Sold Date **14-Sep-18**

Distance **0.16km**

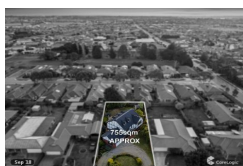


**82 Lodge Crescent Berwick VIC 3806**

4 2 2

Sold Price <sup>RS</sup> **\$668,000** <sup>UN</sup> Sold Date **05-Feb-19**

Distance **0.55km**



**39 County Drive Berwick VIC 3806**

3 2 2

Sold Price **\$670,000** Sold Date **13-Nov-18**

Distance **1.22km**

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

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