

## 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

45 EDGBASTON CIRCUIT, BERWICK, VIC 3806

### Indicative selling price

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

Price Range:

\$620,000 to \$680,000

### Median sale price

Median price

\$613,999

House

☒

Unit

☐

Suburb

BERWICK

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 ST ANNES CRES, BERWICK, VIC 3806	\$630,000	17/01/2017
13 THE OVAL, BERWICK, VIC 3806	\$660,000	14/01/2017
3 THE OVAL, BERWICK, VIC 3806	\$713,000	22/12/2016