



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11/18 Marlesford Crescent, BERWICK 3806

### Indicative selling price

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

**Range \$495,000 - \$530,000**

### Median sale price

Median **Unit** for **BERWICK** for period **Jun 2017 - May 2018**

Sourced from **CoreLogic**.

**\$490,000**

### 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.

**9/18-26 Marlesford Crescent,**  
Berwick 3806

Price **\$505,000** Sold 21 May  
2018

**1/25 Bemersyde Drive,**  
Berwick 3806

Price **\$507,500** Sold 10 April  
2018

**21 Homestead Road,**  
Berwick 3806

Price **\$530,100** Sold 27  
February 2018

### 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.

Unit



3 beds



2 baths



2 parking

### Grant's Estate Agents - Berwick

3a Gloucester Ave,  
BERWICK VIC 3806

### Contact agents



**Siobhan Beeston**  
Grant's Estate Agents

03 9707 5555  
0487901590

[siobhan.beeston@grantsea.com.au](mailto:siobhan.beeston@grantsea.com.au)

