



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Royston Avenue,  
BERWICK 3806**

House

5 beds

3 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 \$800,000 - \$850,000**

### Median sale price

Median **House** for **BERWICK** for period **Jul 2018 - Jun 2019**

Sourced from **Core Logic**.

**\$680,000**

### 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.

**3 Nightingale Crescent,**  
Berwick 3806

**Price \$812,000** Sold 26  
February 2019

**56 Royston Avenue ,**  
Berwick 3806

**Price \$893,000** Sold 23  
March 2019

**1 Pheasant Court,**  
Berwick 3806

**Price \$812,000** Sold 01 April  
2019

### 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 Core Logic.

**Grant's Estate Agents - Narre Warren**

9 Webb Street,  
Narre Warren VIC 3805

### Contact agents



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