

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Lauradan Avenue,  
BERWICK 3806

### Indicative selling price

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

**Range from \$785,000 -  
\$860,000**

### Median sale price

Median **House** for **BERWICK** for period **Jul 2016 - Jun 2017**  
Sourced from **CoreLogic**.

**\$600,000**

### 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.

**5 Haverbrack Drive,** Price **\$890,000** Sold 03 June 2017  
Berwick 3806

**6 Gargeney Court,** Price **\$810,000** Sold 20 May 2017  
Berwick 3806

**36 Marsh Grove,** Price **\$817,000** Sold 15 June 2017  
Berwick 3806

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.

House

  
4 beds

  
2 baths

  
2 parking

### Contact agents

 **Siobhan Beeston**  
Grant's Estate Agents

03 9707 5555  
0487 901 590  
[siohban.beeston@grantsea.com.au](mailto:siohban.beeston@grantsea.com.au)



**Grant's Estate Agents -  
Berwick**

3a Gloucester Ave,  
BERWICK VIC 3806