



Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Hibberd Court,
BERWICK 3806

House



4 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$760,000 -
\$820,000**

Median sale price

Median **House** for **BERWICK** for period **Aug 2016 - Jul 2017**
Sourced from **Core Logic**.

\$610,000

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.

31 Sheldon Drive,
Berwick 3806

Price \$775,100 Sold 04 July 2017

17 Sheldon Drive,
Berwick 3806

Price \$851,000 Sold 29 August 2017

47 Whistler Drive,
Berwick 3806

Price \$780,000 Sold 15 May 2017

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.

Contact agents

 **Andrea OConnor**
Grant's Estate Agents

03 9704 8899
0439 988 714
andrea.oconnor@grantsea.com.au

Grant's Estate Agents - Narre Warren

9 Webb Street,
Narre Warren VIC 3805