



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Ellesse Way,  
BERWICK 3806**

House

4 beds

2 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 \$670,000 - \$730,000**

### Median sale price

Median **House** for **BERWICK** for period **Oct 2017 - Sep 2018**

Sourced from **CoreLogic**.

**\$700,000**

### 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.

**8 Lakewood Place,**  
Berwick 3806

**Price \$670,000** Sold 27 July  
2018

**3 Cunneen Crescent,**  
Berwick 3806

**Price \$685,000** Sold 03  
September 2018

**12 O'Connell Street,**  
Berwick 3806

**Price \$720,000** Sold 09 May  
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.

#### Grant's Estate Agents - Berwick

3a Gloucester Ave,  
BERWICK VIC 3806

#### Contact agents



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