



Statement of Information

Sections 47AF of the Estate Agents Act 1980

41 Coolabah Grove, BERWICK 3806

Indicative selling price

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

Range \$520,000 - \$570,000

Median sale price

Median **House** for **BERWICK** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$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.

125 Avebury Drive, Berwick 3806	Price \$590,000 Sold 16 May 2018
8 Boree Court, Berwick 3806	Price \$600,000 Sold 08 May 2018
11 Wimmera Court, Berwick 3806	Price \$580,000 Sold 13 June 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 Pricefinder.

McLennan Real Estate Pty Ltd

118 Walker Street,
Dandenong VIC 3175

Contact agents



Daryl Rayner

03 9791 5922
0411 537820

d.rayner@mclennanrealestate.com.au

