



Lincoln Scott  
P 9707 3837  
M 0423 486 285  
E lscott@bigginScott.com.au

## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

4 Glenbrae Court Berwick VIC 3806

4 2 2

### Indicative Selling Price

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

Range between \$780,000 & \$835,000

### Median Sale Price

\$691,444 Houses in Berwick between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



<b>1 Chiltern Court Berwick VIC 3806</b>	Sold Price	<b>\$830,000</b>	Sold Date	<b>25-Jul-18</b>
4  2  2			Distance	<b>1.02km</b>



<b>110 Telford Drive Berwick VIC 3806</b>	Sold Price	<b>\$822,500</b>	Sold Date	<b>23-Oct-18</b>
5  2  2			Distance	<b>0.47km</b>



<b>22 Glendale Crescent Berwick VIC 3806</b>	Sold Price	<b>\$820,000</b>	Sold Date	<b>24-Aug-18</b>
4  2  2			Distance	<b>0.56km</b>

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