



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**17 Melzak Way,  
BERWICK 3806**

### Indicative selling price

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

**Range \$490,000 - \$510,000**

### Median sale price

Median **House** for **BERWICK** for period **Jan 2018 - Aug 2018**

Sourced from **Corelogic - RP Data**.

**\$675,430**

### 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.

**2/66 Golf Links Road,**  
Berwick 3806

Price **\$500,000** Sold 13  
January 2018

**2 Howard Place,**  
Berwick 3806

Price **\$502,000** Sold 21 April  
2018

**13 Franborough Way,**  
Berwick 3806

Price **\$525,000** Sold 11  
August 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 - RP Data.

House

3 beds

2 baths

1 parking

**Raine & Horne Narre Warren  
South**

400 Cranbourne Road,  
Narre Warren South VIC 3805

### Contact agents



**Partners Alex & Maureen  
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Raine and Horne

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**Raine&Horne.**