

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 52 Edgbaston Circuit, BERWICK 3806

### Indicative selling price

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

**Range \$670,000 - \$720,000**

### Median sale price

Median **House** for **BERWICK** for period **Feb 2017 - Jan 2018**

Sourced from **CoreLogic**.

**\$642,000**

### 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.

**47 Edgbaston Circuit,**  
Berwick 3806

**Price \$731,000** Sold 22  
August 2017

**80 St Boswells Avenue,**  
Berwick 3806

**Price \$685,000** Sold 02  
October 2017

**57 Hedgeley Drive,**  
Berwick 3806

**Price \$710,000** Sold 21  
December 2017

### 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.

House

3 beds

2 baths

2 parking

### Grant's Estate Agents - Berwick

3a Gloucester Ave,  
BERWICK VIC 3806

### Contact agents



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