



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**32 Edgbaston Circuit,
BERWICK 3806**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$850,000 - \$935,000

Median sale price

Median **House** for **BERWICK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$670,000

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.

3 Astrid Court,
Berwick 3806

Price **\$910,000** Sold 02
September 2019

18 Grand Manor Drive,
Berwick 3806

Price **\$875,000** Sold 25 July
2019

100 Skyline Way,
Berwick 3806

Price **\$890,000** Sold 28
August 2019

This Statement of Information was prepared on 26th Nov 2019

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.

Ray White Berwick

42 High Street,
Berwick VIC 3806

Contact agents



Eric Zhang
Ray White

(03) 9088 7488
0433 322 748
eric.zhang@raywhite.com



Debbie Brettoner
Ray White

0458 628 085
debbie.brettoner@raywhite.com