



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**381 Centre Road,  
BERWICK 3806**

### Indicative selling price

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

**Range \$730,000 - \$780,000**

### 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.

**77 Ward Rd ,  
Berwick 3806**

**Price \$780,000** Sold 02  
December 2017

**73 Ward Rd,  
Berwick 3806**

**Price \$740,000** Sold 23 April  
2018

**3 Messina Pl,  
Narre Warren South 3805**

**Price \$736,000** Sold 04 May  
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.

House

4 beds

2 baths

2 parking

**LJ Hooker Narre Warren South**

20,400 Narre Warren - Cranbourne  
Road,  
Narre Warren South VIC 3805

### Contact agents



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