

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 15 Riviera Drive Berwick Vic 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$695,000 & \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$660,000 *House X *Unit Suburb Berwick

Period - From March2017 to Feb2018 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Yardley Court Berwick Vic 3806	\$743,000	6/11/2017
2 8 Cunneen Crescent Berwick Vic 3806	\$735,000	13/11/2017
3 4 Ellesse Way Berwick Vic 3806	\$765,000	03/10/2017

