

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

12 Els Court, 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

&

Median sale price

(*Delete house or unit as applicable)

Median price

*House

Suburb

Period - From

to

Source

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. 20 Els Court, Berwick, VIC, 3806	\$700,000	21/09/2018
2. 5 Els Court, Berwick, VIC, 3806	\$705,000	31/07/2018
3. 8 Dempster Way, Berwick, VIC, 3806	\$686,000	20/10/2018