

Chris Hill

M 0401178455

E chill@obre.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

9A Ambleside Crescent Berwick VIC 3806

 3    2    2

## Indicative Selling Price

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

Range between \$540,000 &amp; \$560,000

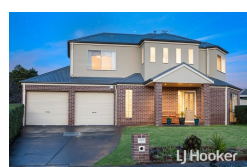
## Median Sale Price

\$680,000 Houses in Berwick between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.


**1/15 Evan Street Berwick VIC 3806**   Sold Price   **\$599,000**   Sold Date   **22-Aug-18**
 3    2    2

Distance   **0.64km**

**1/6 Rheanva Street Berwick VIC 3806**   Sold Price   **\$577,000**   Sold Date   **12-May-19**
 3    2    2

Distance   **0.97km**

**30 Llano Circuit Berwick VIC 3806**   Sold Price   **\$565,000**   Sold Date   **14-Aug-18**
 3    2    2

Distance   **1.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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