

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

Unit 1/5 Reserve St, Berwick

Indicative selling price

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

Single price \$*

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 or range between \$*570,000

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 & \$620,000

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Median sale price

(*Delete house or unit as applicable)

Median price \$460,250

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 *House

x

 *Unit

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 Suburb

Berwick

Period - From

Mar 2017

 to

Feb 2018

 Source

Core Logic

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 2/97 High St, Berwick	\$650,000	28/10/2017
2 4/14 McNabb St, Berwick	\$ 595,000	25/01/2018
3 3/9 Gardiner St, Berwick	\$665,000	10/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

