

Chris Hill

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Mirrabook Court Berwick VIC 3806

 3  -  -

## Indicative Selling Price

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

Range between \$550,000 & \$595,000












## Median Sale Price

\$690,000 Houses in Berwick between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>2 Tally Court Berwick VIC 3806</b>	Sold Price	<b>\$558,500</b>	Sold Date	<b>15-Oct-18</b>
 3  2  1				Distance	<b>0.34km</b>
	<b>5B Messmate Court Berwick VIC 3806</b>	Sold Price	<b>\$530,000</b>	Sold Date	<b>10-Apr-18</b>
 3  2  1				Distance	<b>0.75km</b>
	<b>15 Glenside Walk Berwick VIC 3806</b>	Sold Price	<b>\$550,000</b>	Sold Date	<b>09-Oct-18</b>
 3  2  1				Distance	<b>0.9km</b>

RS = Recent sale UN = Undisclosed Sale

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**76 Wintersun Road Berwick VIC  
3806**
 3     2     1

Sold Price

**\$575,000**

Sold Date

**27-Mar-18**

Distance

**0.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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