

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 1/108 Mansfield Street, 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 \$440,000 & \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000 *House ☒ Suburb Berwick VIC 3806

Period - From APR 2018 to MAR 2019 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. 1/110 Mansfield Street, Berwick, VIC, 3806	\$495,000	12/03/2019
2. 20 Kate Elizabeth Avenue, Berwick, VIC, 3806	\$480,000	05/02/2019
3. 13/133 Bemersyde Drive, Berwick, VIC, 3806	\$490,000	12/01/2019