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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2/25 Canberra Avenue Berwick VIC 3806

 4  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 \$660,000 & \$720,000

## Median Sale Price

\$685,000 Houses in Berwick between 01 Apr 2018 - 31 Mar 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.



**7/3 Paddington Terrace Berwick VIC 3806**

Sold Price

**\$775,000**

Sold Date

**04-Dec-18**

 3  2  1

Distance

**0.34km**



**2/70 Elgin Street Berwick VIC 3806**

Sold Price

**\$675,000**

Sold Date

**05-Nov-18**

 3  2  2

Distance

**0.73km**



**4/8 Castlegate Place Berwick VIC 3806**

Sold Price

**\$730,000**

Sold Date

**30-Nov-18**

 2  2  2

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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