

## 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

11 Bluebell Court, Berwick VIC 3806

### Indicative selling price

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

or range between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$730,000

\*House

X

Suburb

Berwick

Period - From

30/04/2019

to

21/05/2019

source

[www.realestate.com.au](http://www.realestate.com.au)

### 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. 3 Rosewin Court, Berwick	\$708,000	19/02/2019
2. 9 Sitella Drive, Berwick	\$720,000	26/11/2018
3. 85 Montbrae Circuit, Berwick	\$720,000	17/01/2019