

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 20A Hazeldene Court, 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 \$* or range between \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price 510,000 *House *Unit X Suburb Berwick

Period - From 01 Feb 2018 to 31 Jan 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
4/8 Castlegate Place, Berwick	\$730,000	30 Nov 2018
7/3 Paddington Terrace, Berwick	\$775,000	04 Dec 2018
14/1 Paddington Terrace, Berwick	\$860,000	18 Dec 2018

OR

