

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 100 Ridgmont Drive, 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 \$670,000 & \$710,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House ☒ *Unit ☐ Suburb Berwick

Period - From March 2017 to April 2018 Source Rp data – Core Logic

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
1 106 Bridgewater Boulevard Berwick	\$750,000	07/04/2018
2 29 Premier Drive Berwick	\$712,000	04/03/2018
3 102 Ridgmont Drive Berwick	\$685,000	03/06/2018

AND REFER TO B

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

