

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 3 Hyland Court, 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 \$885,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 *House ☒ *Unit ☐ Suburb Berwick

Period - From 26/03/18 to 07/04/18 Source 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 38 Quarry Hills Drive, BERWICK VIC 3806	\$ 1,135,500	29/01/2018
2 47 The Esplanade, BERWICK VIC 3806	\$ 835,000	19/08/2017
3 18 Christine Avenue, BERWICK VIC 3806	\$ 940,000	09/04/2018