

Chris Hill

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

5/4 Buchanan Road Berwick VIC 3806

 3  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 \$650,000 & \$715,000

## Median Sale Price

\$495,000 Units in Berwick between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**4/4 Buchanan Road Berwick VIC 3806**

 3  2  2

Sold Price

**\$660,000**

Sold Date

**21-Mar-19**

Distance

**0.02km**



**2/16 Rutland Road Berwick VIC 3806**

 3  2  2

Sold Price <sup>RS</sup>

**\$660,000**

Sold Date

**09-May-19**

Distance

**0.41km**



**6/42 Buchanan Road Berwick VIC 3806**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**13-Mar-19**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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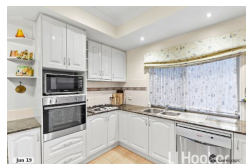
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**1/49 Lyall Road Berwick VIC 3806** Sold Price **\$661,500** Sold Date **19-Apr-19**
 3  2  2

Distance **0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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