

## 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 36 Stefan Drive, 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)

Single price \$ or range between \$530,000 & \$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$685,000 \*House ☒ Suburb Berwick, VIC, 3806

Period - From MAR 2018 to FEB 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
1. 42 Grand Arch Way, Berwick, VIC, 3806	\$530,000	12/12/2018
2. 43 Meridian Circuit, Berwick, VIC, 3806	\$572,500	08/01/2019
3. 19 Wilona Way, Berwick, VIC, 3806	\$600,000	28/11/2018