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## House Offered for Sale

31 Leonard Avenue Berwick VIC 3806

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$575,000

## Median Sale Price

\$595,000 Houses in Berwick between Jun 2016 - May 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**24 Valley View Crescent Berwick VIC 3806**

 3  1  2

Sold Price **\$514,000** Sold Date **05-Dec-16**

Distance **0.66km**



**36 Warrawong Drive Berwick VIC 3806**

 3  1  1

Sold Price **\$575,000** Sold Date **19-May-17**

Distance **0.8km**



**72 Collins Crescent Berwick VIC 3806**

 3  1  1

Sold Price **\$586,000** Sold Date **28-Apr-17**

Distance **1.45km**

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