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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/104 Mansfield Street Berwick VIC 3806

 2  1  1

## Indicative Selling Price

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

Range between \$370,000 & \$400,000

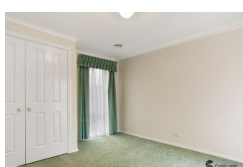
## Median Sale Price




\$505,000 Units in Berwick between 01 Jul 2018 - 30 Jun 2019

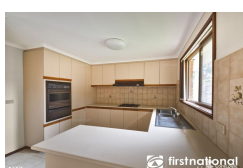
Source: CoreLogic




## 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.






<b>19/5-17 William Road Berwick VIC 3806</b>	Sold Price <sup>RS</sup>	<b>\$400,000</b>	Sold Date	<b>14-Jun-19</b>
 2  1  1			Distance	<b>0.46km</b>



<b>1/91 Norfolk Drive Narre Warren VIC 3805</b>	Sold Price	<b>\$378,000</b>	Sold Date	<b>27-Feb-19</b>
 2  1  1			Distance	<b>1.22km</b>



<b>2/10 Azalea Court Narre Warren VIC 3805</b>	Sold Price	<b>\$390,000</b>	Sold Date	<b>16-Feb-19</b>
 2  1  1			Distance	<b>1.31km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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