

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 48 Edgbaston Circuit, Berwick

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 \$650,000 & \$700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000 *House x *Unit Suburb Berwick

Period - From Aug 2017 to Oct 2017 Source Core Logic

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 47 Edgbaston Circuit, Berwick	\$731,000	22 nd Aug 2017
2 14 Grove Gardens, Berwick	\$717,000	28 th Oct 2017
3 82 St Boswells Avenue, Berwick	\$698,000	25 th Aug 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

