

Chris Hill

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

29 Collins Crescent 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 \$400,000 &amp; \$440,000













## Median Sale Price

\$685,000 Houses in Berwick between 01 May 2018 - 30 Apr 2019

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.

	<b>1/6 Watson Gardens Berwick VIC 3806</b>	Sold Price	<b>\$440,000</b>	Sold Date	<b>12-Jul-18</b>
	 2  1  1			Distance	<b>0.1km</b>
	<b>2/74 Collins Crescent Berwick VIC 3806</b>	Sold Price	<b>\$465,000</b>	Sold Date	<b>17-Mar-18</b>
	 2  1  1			Distance	<b>0.32km</b>
	<b>11/5-17 William Road Berwick VIC 3806</b>	Sold Price	<b>\$420,000</b>	Sold Date	<b>06-Feb-19</b>
	 3  1  2			Distance	<b>0.6km</b>

RS = Recent sale

UN = Undisclosed Sale

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**2/15 Hardy Court Berwick VIC 3806** Sold Price **\$450,000** Sold Date **27-Nov-18**
 2  1  1

Distance **0.61km**

**2/150 Avebury Drive Berwick VIC 3806** Sold Price **\$445,000** Sold Date **21-Sep-18**
 2  1  1

Distance **1.09km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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