

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

3/14 McNabb St, 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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000

*House

*Unit X

Suburb or locality Berwick

Period - From 01 Feb 2018 to 30 Jan 2019

Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
5/47-49 Brisbane St, Berwick	\$580,000	10/10/18
1/8 Manuka Road, Berwick	\$605,000	02/02/19
9/22 golf Links Road, Berwick	\$510,000	28/11/18