

## 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 5B Tilba Court, Berwick 3806

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$480,000 & \$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 \*House ☒ \*Unit ☐ Suburb Berwick 3806  
Period - From 1 Jan 2017 to 15 Jan 2018. Source Realestate.com.au

### 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 - 42 Coowarra Way Berwick VIC 3806	\$490,000	2.1.18
2 - 1 Nangwarry Court Berwick VIC 3806	\$529,000	19.12.17
3 - 17 Allardice Parade Berwick VIC 3806	\$565,000	4.9.17

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.