

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 Unit 9/18-26 Marlesford Crescent 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 \$465,000 & \$510,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,250 *House *Unit # Suburb Berwick

Period - From April 2017 to March 2018 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
Unit 22/18-26 Marlesford Cr Berwick	\$470,000	20/1/18
Unit 35/18-26 Marlesford Crescent Berwick	\$492,000	2/8/17
Unit 3/55-57 Strathavan Drive Berwick	\$525,000	2/8/17