

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 30 Hancock Drive, Berwick, VIC, 3806

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 \$530,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House ☒ Suburb Berwick VIC 3806

Period - From FEB 2018 to JAN 2019 Source CoreLogic

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 Grand Arch Way, Berwick, VIC, 3806	\$530,000	12/12/2018
2. 71 Bellevue Drive, Berwick, VIC, 3806	\$545,000	18/10/2018
3. 110B Golf Links Road, Berwick, VIC, 3806	\$585,000	31/08/2018