

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 21 Canning Drive, 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 \$880,000 & \$930,000

Median sale price

(*Delete house or unit as applicable)

Median price \$700,000 *House X *Unit Suburb Berwick

Period - From 01/10/2017 to 30/09/2018 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
28 Canning Drive, Berwick	\$920,000	12 th Oct 2018
14 Astrid Court, Berwick	\$880,000	4 th July 2018
2 Fairholme Bld, Berwick	\$935,000	17 th Aug 2018