

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

8 Bree Court, Berwick, Victoria 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 \$*

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 or range between \$*600,000

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 & \$660,000

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Median sale price

(*Delete house or unit as applicable)

Median price \$642,000

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 *House

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 *Unit

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 Suburb

Berwick

Period - From

November 2016

 to

October 2017

 Source

Rp data – 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
1 7 Hatten Place, Berwick	\$643,000	17/10/17
2 22 Balmaceda Ct, Berwick	\$630,000	20/11/17
3 12 Kalastaire Gv, Berwick	\$634,000	6/2/18

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.

