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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Stefan Drive Berwick VIC 3806

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$590,000













## Median Sale Price

\$675,000 Houses in Berwick between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>36 Stefan Drive Berwick VIC 3806</b>	Sold Price <sup>RS</sup>	<b>\$535,000</b>	Sold Date	<b>18-Jun-19</b>
	 3  2  1			Distance	<b>0.15km</b>
	<b>25 Kelburn Road Berwick VIC 3806</b>	Sold Price <sup>RS</sup>	<b>\$572,000</b> <sup>UN</sup>	Sold Date	<b>01-Jul-19</b>
	 3  2  2			Distance	<b>0.5km</b>
	<b>5 Kurnwill Place Berwick VIC 3806</b>	Sold Price	<b>\$575,000</b>	Sold Date	<b>07-Jun-19</b>
	 4  2  2			Distance	<b>0.5km</b>

RS = Recent sale

UN = Undisclosed Sale

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