

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 12 Bull Finch Way, 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)

or range between \$750,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$710,000 *House Suburb Berwick

Period - From 29/07/2019 to 13/08/2019 source www.realestate.com.au

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. 28 Lorikeet Drive, Berwick	\$825,000	05/06/2019
2. 36 Sitella Drive, Berwick	\$880,000	24/03/2019
3. 15 Eaglehawk Drive, Berwick	\$785,000	24/02/2019