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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Albrecht Avenue Berwick VIC 3806

 4  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 \$695,000 & \$759,000













## Median Sale Price

\$691,444 Houses in Berwick between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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>118 Bemersyde Drive Berwick VIC 3806</b>  4  2  2	Sold Price	<b>\$685,000</b>	Sold Date	<b>05-Nov-18</b>	Distance	<b>0.46km</b>
	<b>21 Riviera Drive Berwick VIC 3806</b>  4  2  2	Sold Price	<b>\$775,000</b>	Sold Date	<b>17-Oct-18</b>	Distance	<b>0.55km</b>
	<b>3 Hilda Court Berwick VIC 3806</b>  4  2  4	Sold Price	<b>\$760,000</b>	Sold Date	<b>20-Dec-18</b>	Distance	<b>0.67km</b>

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