

# STATEMENT OF INFORMATION

20 GARDINER STREET, BERWICK, VIC 3806

PREPARED BY JOHN SPRAKEL, BERWICK ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 GARDINER STREET, BERWICK, VIC**

 3  1  2

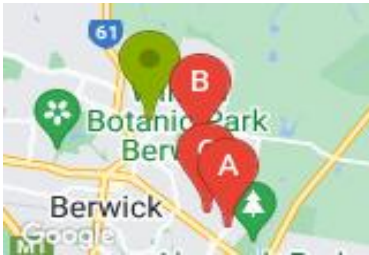
**Indicative Selling Price**

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

**Price Range: \$700,000 to \$770,000**

Provided by: John Sprakel, Berwick Estate Agents

## MEDIAN SALE PRICE



**BERWICK, VIC, 3806**

**Suburb Median Sale Price (House)**

**\$860,000**

01 April 2021 to 31 March 2022

Provided by: 

## COMPARABLE PROPERTIES

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.



**76 ELGIN ST, BERWICK, VIC 3806**

 3  1  1

**Sale Price**

**\$680,000**

Sale Date: 19/03/2022

Distance from Property: 1.8km



**6/22-26 BUCHANAN RD, BERWICK, VIC 3806**

 3  2  1

**Sale Price**

**\$770,000**

Sale Date: 05/03/2022

Distance from Property: 720m



**2/42 ELGIN ST, BERWICK, VIC 3806**

 3  2  2

**Sale Price**

**\$790,000**

Sale Date: 12/02/2022

Distance from Property: 1.5km



This report has been compiled on 15/06/2022 by Berwick Estate Agents. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

20 GARDINER STREET, BERWICK, VIC 3806

### Indicative selling price

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

Price Range:

\$700,000 to \$770,000

### Median sale price

Median price

\$860,000

Property type

House

Suburb

BERWICK

Period

01 April 2021 to 31 March 2022

Source



### Comparable property sales

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

76 ELGIN ST, BERWICK, VIC 3806	\$680,000	19/03/2022
6/22-26 BUCHANAN RD, BERWICK, VIC 3806	\$770,000	05/03/2022
2/42 ELGIN ST, BERWICK, VIC 3806	\$790,000	12/02/2022

This Statement of Information was prepared on:

15/06/2022