

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Berwick

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

1/101 High Street Berwick VIC 3806	\$715,000	25-Jan-21
6/17-19 Palmerston Street Berwick VIC 3806	\$765,000	04-Jan-21
1/108 Brisbane Street Berwick VIC 3806	\$700,000	13-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 29 April 2021



**1/101 High Street Berwick VIC 3806** Sold Price **\$715,000** Sold Date **25-Jan-21**

 3  2  2

Distance **0.9km**



**6/17-19 Palmerston Street Berwick VIC 3806** Sold Price **\$765,000** Sold Date **04-Jan-21**

 3  2  2

Distance **1km**



**1/108 Brisbane Street Berwick VIC 3806** Sold Price **\$700,000** Sold Date **13-Jan-21**

 3  2  2

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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