

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

3 LEXINGTON PARADE 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)

Single Price

or range
between

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Berwick

Period-from

01 Nov 2023

to

31 Oct 2024

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 SATSUMA AVENUE BERWICK VIC 3806	\$950,000	17-Oct-24
100 WURUNDJERI BOULEVARD BERWICK VIC 3806	\$1,040,000	13-Sep-24
9 BELLE CIRCUIT BERWICK VIC 3806	\$940,000	07-Jul-24

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: 05 November 2024



1 SATSUMA AVENUE BERWICK VIC 3806

Sold Price

^{RS} **\$950,000**

Sold Date

17-Oct-24

4

2

-

Distance

0.44km



**100 WURUNDJERI BOULEVARD
BERWICK VIC 3806**

Sold Price

^{RS} **\$1,040,000**

Sold Date

13-Sep-24

4

2

2

Distance

0.73km



9 BELLE CIRCUIT BERWICK VIC 3806

Sold Price

\$940,000

Sold Date

07-Jul-24

4

2

2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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