

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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Mar 2024

to

28 Feb 2025

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

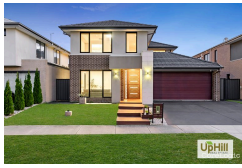
Date of sale

3 CHEVAL PLACE CLYDE NORTH VIC 3978	\$947,000	27-Feb-25
9 GRAZIERS CRESCENT CLYDE NORTH VIC 3978	\$970,000	14-Mar-25
6 NORRIS GROVE BERWICK VIC 3806	\$948,000	01-Mar-25

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: 31 March 2025



3 CHEVAL PLACE CLYDE NORTH VIC 3978

4 2 2

Sold Price

^{RS} \$947,000 Sold Date 27-Feb-25

Distance 0.58km



9 GRAZIER'S CRESCENT CLYDE NORTH VIC 3978

4 2 2

Sold Price

^{RS} \$970,000 Sold Date 14-Mar-25

Distance 0.67km



6 NORRIS GROVE BERWICK VIC 3806

4 2 2

Sold Price

^{RS} \$948,000 Sold Date 01-Mar-25

Distance 1.27km

RS = Recent sale

UN = Undisclosed Sale

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