

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

277 Mandalay Boulevard, Beveridge Vic 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$617,000 Property Type House Suburb Beveridge

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 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
1	6 Abbey Rd BEVERIDGE 3753	\$555,000	12/03/2021
2	1 Siren St BEVERIDGE 3753	\$510,000	04/02/2021
3	17 Fairhaven Av BEVERIDGE 3753	\$508,100	11/02/2021

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 six months.~~

This Statement of Information was prepared on:

11/05/2021 22:08



Property Type: House

Land Size: 476 sqm approx

Agent Comments

Comparable Properties



6 Abbey Rd BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 12/03/2021

Property Type: House

Land Size: 476 sqm approx



1 Siren St BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 04/02/2021

Property Type: House

Land Size: 460 sqm approx

17 Fairhaven Av BEVERIDGE 3753 (REI)

Agent Comments



Price: \$508,100

Method: Auction Sale

Date: 11/02/2021

Property Type: House (Res)

Land Size: 476 sqm approx