

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

93 LEADBEATER CIRCUIT BEVERIDGE VIC 3753

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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Beveridge

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 REVIVAL PLACE KALKALLO VIC 3064	\$429,000	03-Jun-22
78 ST GEORGES BOULEVARD MICKLEHAM VIC 3064	\$530,000	15-Jun-22
9 MANNAGUM DRIVE BEVERIDGE VIC 3753	\$410,000	18-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 November 2022

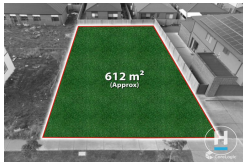


7 REVIVAL PLACE KALKALLO VIC 3064

Sold Price **\$429,000** Sold Date **03-Jun-22**

- - -

Distance **5.12km**

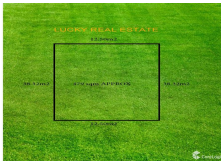


78 ST GEORGES BOULEVARD MICKLEHAM VIC 3064

Sold Price **\$530,000** Sold Date **15-Jun-22**

- - -

Distance **7.05km**



9 MANNAGUM DRIVE BEVERIDGE VIC 3753

Sold Price **\$410,000** Sold Date **18-May-22**

- - -

Distance **0.26km**



38 WHITESIDE STREET BEVERIDGE VIC 3753

Sold Price **\$434,500** Sold Date **23-May-22**

4 2 2

Distance **0.54km**



14A WHITESIDE STREET BEVERIDGE VIC 3753

Sold Price **\$480,000** Sold Date **01-Jun-22**

4 2 1

Distance **0.6km**



12A WHITESIDE STREET BEVERIDGE VIC 3753

Sold Price **\$500,000** Sold Date **01-Jun-22**

4 2 2

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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