

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

22 ECHIDNA DRIVE 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

\$290,000

&

\$299,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Land

Suburb

Beveridge

Period-from

01 May 2022

to

30 Apr 2023

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

24 SILVEREYE CIRCUIT BEVERIDGE VIC 3753	\$295,000	21-Apr-22
7 AUSTRAL STREET BEVERIDGE VIC 3753	\$300,000	03-May-22
36 NOMAD ROAD KALKALLO VIC 3064	\$300,000	04-Oct-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: 31 May 2023

Annie To
M 1800647000
E reception@onegrouprealty.com.au

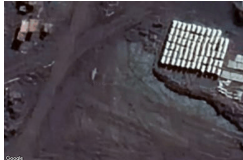


**24 SILVEREYE CIRCUIT
BEVERIDGE VIC 3753**

- - -

Sold Price **\$295,000** Sold Date **21-Apr-22**

Distance **0.46km**



**7 AUSTRAL STREET BEVERIDGE
VIC 3753**

3 - -

Sold Price **\$300,000** Sold Date **03-May-22**

Distance **0.64km**



**36 NOMAD ROAD KALKALLO VIC
3064**

- - -

Sold Price

Sold Date **04-Oct-22**

Distance **4.8km**



**34 NOMAD ROAD KALKALLO VIC
3064**

- - 2

Sold Price

Sold Date **12-Dec-22**

Distance **4.82km**



**31 COLUMBUS ROAD KALKALLO
VIC 3064**

- - -

Sold Price

\$313,000 Sold Date **20-May-22**

Distance **4.82km**

RS = Recent sale UN = Undisclosed Sale

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