

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

22 Golf Links Drive, Beveridge Vic 3753

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$665,000 Property Type House Suburb Beveridge

Period - From 01/10/2021 to 31/12/2021 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 Burnett Dr BEVERIDGE 3753	\$620,000	05/03/2022
2	33 Cascade Dr BEVERIDGE 3753	\$605,500	02/03/2022
3	298 Mandalay Cirt BEVERIDGE 3753	\$600,000	10/12/2021

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:

28/03/2022 16:20



Property Type: House (Res)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties

6 Burnett Dr BEVERIDGE 3753 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 374 sqm approx



33 Cascade Dr BEVERIDGE 3753 (REI)

Agent Comments



Price: \$605,500

Method: Private Sale

Date: 02/03/2022

Property Type: House

Land Size: 505 sqm approx



298 Mandalay Cirt BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 10/12/2021

Property Type: House (Res)

Land Size: 424 sqm approx