

# 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

40 Pinnacle Chase, Beveridge Vic 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$620,000

### Median sale price

Median price \$629,125

Property Type House

Suburb Beveridge

Period - From 01/04/2021

to 30/06/2021

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	63 Golf Links Dr BEVERIDGE 3753	\$575,000	11/05/2021
2	18 Palladium Ccl BEVERIDGE 3753	\$621,750	22/04/2021
3	18 Golf Links Dr BEVERIDGE 3753	\$615,000	27/03/2021

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:

29/07/2021 16:35

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**Indicative Selling Price**

\$570,000 - \$620,000

**Median House Price**

June quarter 2021: \$629,125



 4  2  2

**Property Type:** House

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**63 Golf Links Dr BEVERIDGE 3753 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 11/05/2021

**Property Type:** House

**Land Size:** 612 sqm approx



**18 Palladium Ccl BEVERIDGE 3753 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$621,750

**Method:** Private Sale

**Date:** 22/04/2021

**Property Type:** House

**Land Size:** 544 sqm approx



**18 Golf Links Dr BEVERIDGE 3753 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 572 sqm approx