

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

26 LIBERTY CRESCENT 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,500

Property type

House

Suburb

Beveridge

Period-from

01 Jun 2021

to

31 May 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

22 GOLF LINKS DRIVE BEVERIDGE VIC 3753	670000	15-Apr-22
269 MANDALAY CIRCUIT BEVERIDGE VIC 3753	935000	09-Apr-22
36 ZENITH ROAD BEVERIDGE VIC 3753	680000	06-Jun-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: 13 June 2022



22 GOLF LINKS DRIVE BEVERIDGE VIC 3753

Sold Price

670000

Sold Date

15-Apr-22



4



2



2

Distance

1.1km



269 MANDALAY CIRCUIT BEVERIDGE VIC 3753

Sold Price

^{RS} **935000**

Sold Date

09-Apr-22



4



2



2

Distance

0.66km



36 ZENITH ROAD BEVERIDGE VIC 3753

Sold Price

^{RS} **680000**

Sold Date

06-Jun-22



4



2



2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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