

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

192 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

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

Range between

\$780,000

&

\$840,000

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	96 Mandalay Cirt BEVERIDGE 3753	\$827,500	05/12/2021
2	83 Mandalay Cirt BEVERIDGE 3753	\$800,000	29/11/2021
3	25 Halycon Bnd BEVERIDGE 3753	\$775,000	31/10/2021

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:

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Indicative Selling Price

\$780,000 - \$840,000

Median House Price

December quarter 2021: \$665,000



4 2 2

Property Type: House

Land Size: 561 sqm approx

Agent Comments

Comparable Properties



96 Mandalay Cirt BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$827,500

Method: Auction Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 663 sqm approx

83 Mandalay Cirt BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Sold Before Auction

Date: 29/11/2021

Property Type: House

Land Size: 612 sqm approx

25 Halycon Bnd BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$775,000

Method: Auction Sale

Date: 31/10/2021

Property Type: House (Res)

Land Size: 560 sqm approx