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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$780,000		&		\$840,000			
Median sale pr	rice							
Median price	\$665,000	Pro	operty Type	Hous	se		Suburb	Beveridge
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress 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:

17/02/2022 15:03









Property Type: House Land Size: 561 sqm approx Agent Comments

Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$780,000 - \$840,000 Median House Price December quarter 2021: \$665,000

Comparable Properties



96 Mandalay Cirt BEVERIDGE 3753 (REI/VG) Agent Comments



Price: \$827,500 Method: Auction Sale Date: 05/12/2021 Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



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)

83 Mandalay Cirt BEVERIDGE 3753 (REI/VG)

d 2

Agent Comments



Price: \$775.000 Method: Auction Sale Date: 31/10/2021 Property Type: House (Res) Land Size: 560 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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