

# 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 or  
locality and postcode

46 (Lot 6314) Mistral Way Beveridge VIC 3753

### Indicative selling price

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

Price

\$295,000

### Median sale price

Median price

\$311,500

Property type

Land

Suburb

Beveridge

Period - From

July 2019

to

September 2019

Source



### Comparable property sales

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 |
|--|-----------|--------------|
| 1. 68 Lucknow Drive, Beveridge VIC 3753  | \$285,000 | 30/07/2019   |
| 2. 27 Pinnacle Chase, Beveridge VIC 3753 | \$285,000 | 23/07/2019   |
| 3. 2 Foundry Cct, Beveridge VIC 3753     | \$300,000 | 25/01/2019   |

This Statement of Information was prepared on: 07/10/2019