

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

83 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$672,500 Property Type House Suburb Beveridge

Period - From 01/07/2021 to 30/09/2021 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	20 Hillcrest Rd BEVERIDGE 3753	\$755,000	13/11/2021
2	6 Cascade Dr BEVERIDGE 3753	\$742,000	25/08/2021
3	240 Mandalay Cirt BEVERIDGE 3753	\$690,000	04/11/2021

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:

15/11/2021 15:03

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

September quarter 2021: \$672,500



4 2 2

Property Type: House (Res)

Land Size: 612 sqm approx

Agent Comments

Comparable Properties

20 Hillcrest Rd BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$755,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 576 sqm approx

6 Cascade Dr BEVERIDGE 3753 (VG)

Agent Comments

4 - -

Price: \$742,000

Method: Sale

Date: 25/08/2021

Property Type: House (Res)

Land Size: 543 sqm approx

240 Mandalay Cirt BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$690,000

Method: Private Sale

Date: 04/11/2021

Property Type: House (Res)