



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 148 Grandview Court Beveridge 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 \$* or range between \$1,300,000 & \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$465,000 *House x *Unit Suburb Beveridge 3753

Period - From June 17 to June 17 Source RP Data

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
1810 Merriang Road Beveridge 3753	\$1,450,000	21/7/17
37 Bosco Drive Eden Park 3757	\$1,330,000	20/5/17
240 Glenburnie Road Beveridge 3753	\$1,200,000	15/6/17

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.

► SOLD PROPERTIES

	1810 Merriang Road Beveridge VIC 3753	 4	 2	 2	 Approx. 8.09Ha
Sold Price: \$1,450,000		Distance: 1.05km			
Sold Date: 21 Jul 2017					
Category: House					
Lot Plan: 3/LP113747 BEVERIDGE VIC					

	37 Bosco Drive Eden Park VIC 3757	 6	 2	 2	 Approx. 7.66Ha
Sold Price: \$1,330,000		Distance: 2.79km			
Sold Date: 20 May 2017					
Category: House					
Lot Plan: 8/PS318382 EDEN PARK VIC					

	240 Glenburnie Road Whittlesea VIC 3757	 6	 3	 6	 Approx. 8.90Ha
Sold Price: \$1,200,000		Distance: 2.91km			
Sold Date: 15 Jun 2017					
Category: House: One Storey / Lowset					
Lot Plan:					