

## 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 and  
postcode

7 WATERFALL CRESCENT BEVERIDGE VIC 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Beveridge

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

23 BELLEVIEW CRESCENT BEVERIDGE VIC 3753	750000	20-Dec-24
8 CASCADE DRIVE BEVERIDGE VIC 3753	730000	30-Jul-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Tess Thomas  
P 0497 285 847  
M 0497285847  
E whittlesea@stonerealestate.com.au



**23 BELLEVIEW CRESCENT  
BEVERIDGE VIC 3753**

4 2 3

Sold Price **750000** Sold Date **20-Dec-24**

Distance **0.62km**



**8 CASCADE DRIVE BEVERIDGE VIC  
3753**

4 2 2

Sold Price **730000** Sold Date **30-Jul-24**

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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