

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

11 Liberty Crescent, Beveridge Vic 3753

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$617,000 Property Type House Suburb Beveridge

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
1	4 Liberty Cr BEVERIDGE 3753	\$540,000	10/06/2021
2	63 Golf Links Dr BEVERIDGE 3753	\$575,000	11/05/2021
3	53 Cascade Dr BEVERIDGE 3753	\$599,000	19/03/2021

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.~~

This Statement of Information was prepared on:

14/07/2021 12:35



Property Type: House

Agent Comments

Comparable Properties



4 Liberty Cr BEVERIDGE 3753 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 476 sqm approx



63 Golf Links Dr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 612 sqm approx

53 Cascade Dr BEVERIDGE 3753 (VG)

Agent Comments



Price: \$599,000

Method: Sale

Date: 19/03/2021

Property Type: House (Res)

Land Size: 504 sqm approx