

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

259 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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	27 Belleview Cr BEVERIDGE 3753	\$552,500	07/10/2021
2	4 Liberty Cr BEVERIDGE 3753	\$540,000	10/06/2021
3	16 Rhapsody Rd BEVERIDGE 3753	\$526,000	16/08/2021

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:

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

September quarter 2021: \$672,500



4 2 2

Property Type: House

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



27 Bellevue Cr BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$552,500

Method: Auction Sale

Date: 07/10/2021

Property Type: House



4 Liberty Cr BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$540,000

Method: Private Sale

Date: 10/06/2021

Property Type: House

Land Size: 476 sqm approx



16 Rhapsody Rd BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$526,000

Method: Private Sale

Date: 16/08/2021

Property Type: House

Land Size: 425 sqm approx