

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 24 Golf Links Drive, Beveridge VIC 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range  
between \$495,000 & \$530,000

### Median sale price

Median price \$580,000 House ☒ Suburb or locality BEVERIDGE VIC 3753  
Period - From July 2018 to September 2018 Source 

### Comparable property sales

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. 43 Golf Links Drive, Beveridge VIC 3753 | \$555,000 | 28/05/2018   |
| 2. 31 Belleview Cres, Beveridge VIC 3753   | \$575,000 | 13/06/2018   |
| 3. 20 Golf Links Drive, Beveridge VIC 3753 | \$580,000 | 24/07/2018   |

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 29 January 2019.