

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

18 AMBROSIA WAY BEVERIDGE VIC 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 \$375,000

or range between \$

&

\$

Median sale price

Median price \$577,500

Property type House

Suburb BEVERIDGE

Period - From 01 April
2018

to

31 March
2019

Source



Comparable property sales

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

14 FAIRHAVEN AVE, BEVERIDGE, VIC 3753	\$482,500	12/12/2018
67 MANDALAY CCT, BEVERIDGE, VIC 3753	\$495,000	09/10/2018
44 GOLF LINKS DR, BEVERIDGE, VIC 3753	\$470,000	01/01/2019

This Statement of Information was prepared on: 16/09/2019