

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

LOT 6442 BEACON CLOSE 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Beveridge

Period-from

01 Sep 2021

to

31 Aug 2022

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

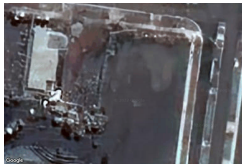
38 WHITESIDE STREET BEVERIDGE VIC 3753	\$434,500	23-May-22
LOT 4926 MANDALAY CIRCUIT BEVERIDGE VIC 3753	\$575,000	16-May-22
9 MANNAGUM DRIVE BEVERIDGE VIC 3753	\$410,000	18-May-22

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: 02 September 2022

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38 WHITESIDE STREET BEVERIDGE Sold Price **\$434,500** Sold Date **23-May-22**
VIC 3753

 4  2  2

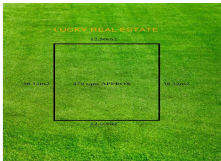
Distance **1.02km**



LOT 4926 MANDALAY CIRCUIT Sold Price ^{RS} **\$575,000** Sold Date **16-May-22**
BEVERIDGE VIC 3753

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Distance **0.51km**



9 MANNAGUM DRIVE BEVERIDGE Sold Price **\$410,000** Sold Date **18-May-22**
VIC 3753

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Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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