

# 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

269 Mandalay Circuit, Beveridge Vic 3753

### Indicative selling price

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

Range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Beveridge

Period - From

01/10/2021

to

31/12/2021

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	6 Burnett Dr BEVERIDGE 3753	\$620,000	05/03/2022
2	33 Cascade Dr BEVERIDGE 3753	\$605,500	01/03/2022
3	298 Mandalay Cirt BEVERIDGE 3753	\$600,000	10/12/2021

**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**

\$580,000 - \$620,000

**Median House Price**

December quarter 2021: \$665,000



4 2 2

**Property Type:** House

**Land Size:** 425 sqm approx

Agent Comments

## Comparable Properties

**6 Burnett Dr BEVERIDGE 3753 (REI)**

Agent Comments

4 2 2

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 374 sqm approx



**33 Cascade Dr BEVERIDGE 3753 (REI)**

Agent Comments

4 2 2

**Price:** \$605,500

**Method:** Private Sale

**Date:** 01/03/2022

**Property Type:** House

**Land Size:** 505 sqm approx



**298 Mandalay Cirt BEVERIDGE 3753 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 10/12/2021

**Property Type:** House (Res)

**Land Size:** 424 sqm approx

**Account** - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067