

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 1237 MIMOSA DR 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

or range
between

\$305,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Other

Suburb

Beveridge

Period-from

01 Apr 2021

to

31 Mar 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

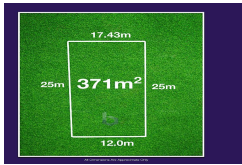
Date of sale

138 GOLF LINKS DRIVE BEVERIDGE VIC 3753	\$345,000	11-Feb-22
17 CEPHEI STREET KALKALLO VIC 3064	\$331,000	27-Oct-20
9 CREPE ROAD KALKALLO VIC 3064	\$310,000	08-Feb-21

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: 07 April 2022



138 GOLF LINKS DRIVE BEVERIDGE VIC 3753 Sold Price **\$345,000** Sold Date **11-Feb-22**

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Distance **1.71km**



17 CEPHEI STREET KALKALLO VIC 3064 Sold Price **\$331,000** Sold Date **27-Oct-20**

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Distance **4.66km**



9 CREPE ROAD KALKALLO VIC 3064 Sold Price **\$310,000** Sold Date **08-Feb-21**

 4
  2
  -

Distance **4.52km**

RS = Recent sale

UN = Undisclosed Sale

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