## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 55 Golf Links Drive, Beveridge Vic 3753

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$672,500	Pro	Property Type Hou		se		Suburb	Beveridge
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	56 Golf Links Dr BEVERIDGE 3753	\$670,000	26/06/2021
2	8 Belleview Cr BEVERIDGE 3753	\$650,000	25/10/2021
3	11 Liberty Cr BEVERIDGE 3753	\$645,000	13/08/2021

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:

15/11/2021 17:55



55 Golf Links Drive, Beveridge Vic 3753



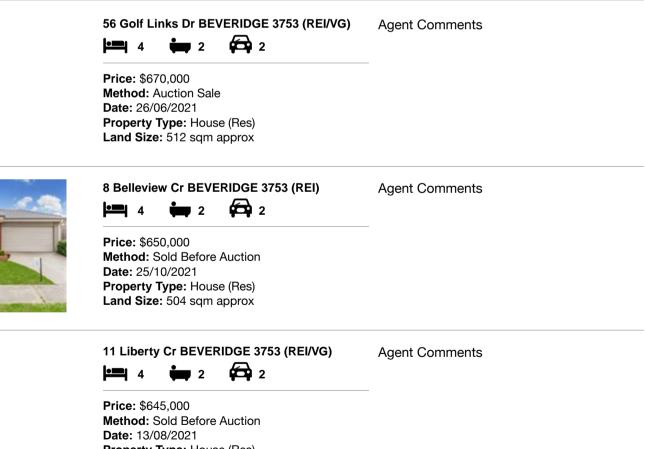




**Property Type:** House (Res) **Land Size:** 544 sqm approx Agent Comments Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$640,000 - \$670,000 Median House Price September quarter 2021: \$672,500

# **Comparable Properties**



**Property Type:** House (Res) **Land Size:** 544 sqm approx

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



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