

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

47 Domain Drive, Beveridge Vic 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$720,000

Median sale price

Median price \$710,000 Property Type House Suburb Beveridge

Period - From 01/04/2023 to 30/06/2023 Source REIV

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
1	242 Mandalay Cirt BEVERIDGE 3753	\$770,000	28/03/2023
2	16 Palladium Ccl BEVERIDGE 3753	\$690,000	26/05/2023
3	65 Golf Links Dr BEVERIDGE 3753	\$632,500	25/03/2023

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:

03/10/2023 11:08



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Property Type: House
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median House Price
June quarter 2023: \$710,000

Comparable Properties

242 Mandalay Cirt BEVERIDGE 3753 (VG)

Agent Comments

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Price: \$770,000
Method: Sale
Date: 28/03/2023
Property Type: House (Res)
Land Size: 576 sqm approx



16 Palladium Ccl BEVERIDGE 3753 (VG)

Agent Comments

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Price: \$690,000
Method: Sale
Date: 26/05/2023
Property Type: House (Res)
Land Size: 608 sqm approx



65 Golf Links Dr BEVERIDGE 3753 (REI/VG)

Agent Comments

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Price: \$632,500
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 544 sqm approx