

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

10 Liberty Crescent, Beveridge Vic 3753

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$692,250 Property Type House Suburb Beveridge

Period - From 01/01/2022 to 31/03/2022 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	126 Golf Links Dr BEVERIDGE 3753	\$640,000	15/04/2022
2	33 Cascade Dr BEVERIDGE 3753	\$605,500	02/03/2022
3	161 Mandalay Cirt BEVERIDGE 3753	\$600,000	30/03/2022

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:

09/06/2022 13:12



Property Type: House

Land Size: 516 sqm approx

Agent Comments

Comparable Properties

126 Golf Links Dr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 15/04/2022

Property Type: House (Res)

Land Size: 535 sqm approx



33 Cascade Dr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$605,500

Method: Private Sale

Date: 02/03/2022

Property Type: House

Land Size: 505 sqm approx



161 Mandalay Cirt BEVERIDGE 3753 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 30/03/2022

Property Type: House (Res)

Land Size: 568 sqm approx