

# 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

11 Bushranger 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

\$290,000

&

\$317,000

### Median sale price

Median price

\$296,000

Property Type

Vacant land

Suburb

Beveridge

Period - From

13/12/2021

to

12/12/2022

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.

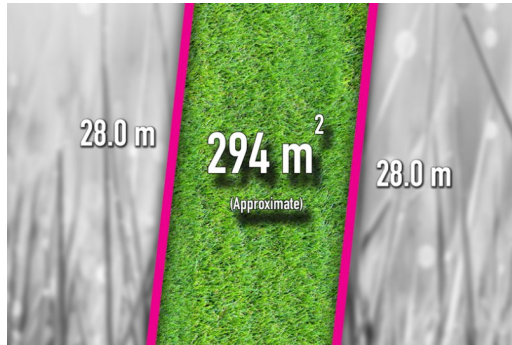
	Address of comparable property	Price	Date of sale
1	4 Radiata St BEVERIDGE 3753	\$345,000	09/09/2022
2	8 Radiata St BEVERIDGE 3753	\$330,000	14/11/2022
3	14 Radiata St BEVERIDGE 3753	\$330,000	14/11/2022

**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:

13/12/2022 16:28



**Property Type:** Land  
**Land Size:** 294 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$317,000  
**Median Land Price**  
13/12/2021 - 12/12/2022: \$296,000

## Comparable Properties

### 4 Radiata St BEVERIDGE 3753 (VG)

**Agent Comments**



**Price:** \$345,000  
**Method:** Sale  
**Date:** 09/09/2022  
**Property Type:** Land  
**Land Size:** 372 sqm approx

### 8 Radiata St BEVERIDGE 3753 (REI)

**Agent Comments**



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 14/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 373 sqm approx

### 14 Radiata St BEVERIDGE 3753 (REI)

**Agent Comments**



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 14/11/2022  
**Property Type:** Land (Res)  
**Land Size:** 373 sqm approx

**Account** - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088