

# 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

96 Mandalay 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$672,500

Property Type

House

Suburb

Beveridge

Period - From

01/07/2021

to

30/09/2021

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	6 Easey Rd BEVERIDGE 3753	\$780,000	02/10/2021
2	12 Halycon Bnd BEVERIDGE 3753	\$765,000	27/09/2021
3	4 Wentworth Tce BEVERIDGE 3753	\$700,000	25/08/2021

**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:

09/11/2021 13:42

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

September quarter 2021: \$672,500



4 2 2

**Property Type:** House

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**6 Easey Rd BEVERIDGE 3753 (REI)**

Agent Comments

4 2 3

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 02/10/2021

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**12 Halycon Bnd BEVERIDGE 3753 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 27/09/2021

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**4 Wentworth Tce BEVERIDGE 3753 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** House

**Land Size:** 639 sqm approx