

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 and
postcode

57 CASCADE DRIVE BEVERIDGE VIC 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,250

Property type

House

Suburb

Beveridge

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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

14 LIBERTY CRESCENT BEVERIDGE VIC 3753	\$603,000	23-Oct-22
51 LUCKNOW DRIVE BEVERIDGE VIC 3753	\$601,000	10-Dec-22
20 LIBERTY CRESCENT BEVERIDGE VIC 3753	\$607,500	01-Oct-22

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: 13 January 2023



14 LIBERTY CRESCENT BEVERIDGE VIC 3753

 3  2  2

Sold Price **\$603,000** Sold Date **23-Oct-22**

Distance **0.41km**



51 LUCKNOW DRIVE BEVERIDGE VIC 3753

 4  2  2

Sold Price

\$601,000 Sold Date **10-Dec-22**

Distance **0.53km**



20 LIBERTY CRESCENT BEVERIDGE VIC 3753

 4  2  2

Sold Price

\$607,500 Sold Date **01-Oct-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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