

# 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

48 Golf Links Drive, 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 \$630,000 & \$670,000

### Median sale price

Median price \$665,000 Property Type House Suburb Beveridge

Period - From 01/10/2021 to 31/12/2021 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	17 Sanctuary Cirt BEVERIDGE 3753	\$665,000	06/12/2021
2	8 Belleview Cr BEVERIDGE 3753	\$650,000	25/10/2021
3	20 Abbey Rd BEVERIDGE 3753	\$630,000	04/11/2021

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:

24/02/2022 14:48

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**Indicative Selling Price**

\$630,000 - \$670,000

**Median House Price**

December quarter 2021: \$665,000



**Property Type:** House (Res)

**Land Size:** 512 sqm approx

Agent Comments

## Comparable Properties



**17 Sanctuary Cirt BEVERIDGE 3753 (REI/VG)**

Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 06/12/2021

**Property Type:** House

**Land Size:** 612 sqm approx



**8 Belleview Cr BEVERIDGE 3753 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 25/10/2021

**Property Type:** House (Res)

**Land Size:** 504 sqm approx

**20 Abbey Rd BEVERIDGE 3753 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 04/11/2021

**Property Type:** House (Res)

**Land Size:** 475 sqm approx