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

18 Golf Links Drive, Beveridge Vic 3753

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$526,250	Pro	operty Type	Hou	se		Suburb	Beveridge
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	157 Mandalay Cirt BEVERIDGE 3753	\$555,000	11/09/2020
2	37 Cascade Dr BEVERIDGE 3753	\$552,000	04/09/2020
3	161 Mandalay Cirt BEVERIDGE 3753	\$512,500	25/09/2020

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:

26/02/2021 14:55









Property Type: House Land Size: 570 sqm approx Agent Comments

Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** December quarter 2020: \$526,250

Comparable Properties



157 Mandalay Cirt BEVERIDGE 3753 (REI/VG) Agent Comments



Price: \$555,000 Method: Private Sale Date: 11/09/2020 Property Type: House Land Size: 568 sqm approx



Price: \$552,000 Method: Private Sale Date: 04/09/2020 Rooms: 6 Property Type: House Land Size: 576 sqm approx

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161 Mandalay Cirt BEVERIDGE 3753 (REI/VG) Agent Comments

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Price: \$512,500 Method: Private Sale Date: 25/09/2020 Rooms: 7 Property Type: House (Res) Land Size: 568 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments