

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 consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$526,250

Property Type

House

Suburb

Beveridge

Period - From

01/10/2020

to

31/12/2020

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	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:

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

December quarter 2020: \$526,250



4 2 2

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



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

4 2 2

Price: \$555,000

Method: Private Sale

Date: 11/09/2020

Property Type: House

Land Size: 568 sqm approx



37 Cascade Dr BEVERIDGE 3753 (REI/VG) Agent Comments

4 2 2

Price: \$552,000

Method: Private Sale

Date: 04/09/2020

Rooms: 6

Property Type: House

Land Size: 576 sqm approx



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

4 2 2

Price: \$512,500

Method: Private Sale

Date: 25/09/2020

Rooms: 7

Property Type: House (Res)

Land Size: 568 sqm approx