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

26 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$800,000		&		\$880,000				
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Hou	se		Suburb	Beveridge
Period - From	01/10/2021	to	31/12/2021		So	urce	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	193 Mandalay Cirt BEVERIDGE 3753	\$872,500	31/01/2022
2	33 Belleview Cr BEVERIDGE 3753	\$860,000	07/11/2021
3	64 Pinnacle Cha BEVERIDGE 3753	\$805,000	17/02/2022

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:

15/03/2022 12:33



26 Mandalay Circuit, Beveridge Vic 3753



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Property Type: House Land Size: 700 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2021: \$665,000

Comparable Properties

193 Mandalay Cirt BEVERIDGE 3753 (REI) 193 4 🗰 2 🏟 5	Agent Comments		
Price: \$872,500 Method: Auction Sale Date: 31/01/2022 Property Type: House (Res) Land Size: 796 sqm approx			
33 Belleview Cr BEVERIDGE 3753 (VG) === 3	Agent Comments		
Price: \$860,000 Method: Sale Date: 07/11/2021 Property Type: House (Res) Land Size: 629 sqm approx			
64 Pinnacle Cha BEVERIDGE 3753 (REI) 1 5 🙀 2 🏟 2	Agent Comments		
Price: \$805,000 Method: Sold Before Auction Date: 17/02/2022 Property Type: House (Res)			

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propertydata



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