

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### 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	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

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

December quarter 2021: \$665,000



4 2 2

**Property Type:** House

**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties

**193 Mandalay Cirt BEVERIDGE 3753 (REI)**

Agent Comments

4 2 5

**Price:** \$872,500

**Method:** Auction Sale

**Date:** 31/01/2022

**Property Type:** House (Res)

**Land Size:** 796 sqm approx

**33 Bellevue Cr BEVERIDGE 3753 (VG)**

Agent Comments

3 - -

**Price:** \$860,000

**Method:** Sale

**Date:** 07/11/2021

**Property Type:** House (Res)

**Land Size:** 629 sqm approx

**64 Pinnacle Cha BEVERIDGE 3753 (REI)**

Agent Comments

5 2 2

**Price:** \$805,000

**Method:** Sold Before Auction

**Date:** 17/02/2022

**Property Type:** House (Res)