

# 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

51 Lucknow 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 \$570,000

&

\$610,000

### Median sale price

Median price \$717,000

Property Type House

Suburb Beveridge

Period - From 01/07/2022

to

30/09/2022

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	20 Liberty Cr BEVERIDGE 3753	\$607,500	01/10/2022
2	14 Liberty Cr BEVERIDGE 3753	\$603,000	05/11/2022
3	10 Bulbine PI BEVERIDGE 3753	\$580,000	14/10/2022

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:

14/11/2022 12:19

51 Lucknow Drive, Beveridge Vic 3753



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**Indicative Selling Price**

\$570,000 - \$610,000

**Median House Price**

September quarter 2022: \$717,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 425 sqm approx

Agent Comments

## Comparable Properties



**20 Liberty Cr BEVERIDGE 3753 (REI)**

Agent Comments

4 2 2

**Price:** \$607,500

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 375 sqm approx

**14 Liberty Cr BEVERIDGE 3753 (REI)**

Agent Comments

3 2 2

**Price:** \$603,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

**Land Size:** 409 sqm approx



**10 Bulbine Pl BEVERIDGE 3753 (REI)**

Agent Comments

4 2 2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** House

**Land Size:** 350 sqm approx

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



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