

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 36 GOLF LINKS DRIVE BEVERIDGE VIC 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$ 320,000

Median sale price

(*Delete house or unit as applicable)

Median price \$275,000

*House x *Unit

Suburb or
locality BEVERIDGE

Period - From 1st Oct 2017 to 31st March 2018

Source www.pricefinder.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
180 Mandalay Circuit Beveridge	\$330,000	07/12/2017
45 Mistral Way Beveridge	\$315,000	23/12/2017
61 Cascade Drive Beveridge	\$354,000	06/02/2018

Property data source: www.pricefinder.com.au Generated on 24 April 2018.