

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 KINROSS STREET BEVERIDGE VIC 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,000

Property type

Land

Suburb

Beveridge

Period-from

06 Aug 2023

to

07 Feb 2025

Source

Corelogic

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

33 MALLEEFOWL BOULEVARD BEVERIDGE VIC 3753	\$542,000	21-Jul-24
13 RINGTAIL PLACE BEVERIDGE VIC 3753	\$550,000	30-Nov-24
17 CONSTABLE STREET BEVERIDGE VIC 3753	\$545,000	24-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 February 2025



33 MALLEEFOWL BOULEVARD BEVERIDGE VIC 3753

4 2 2

Sold Price

\$542,000

Sold Date

21-Jul-24

Distance

0.63km



13 RINGTAIL PLACE BEVERIDGE VIC 3753

4 2 2

Sold Price

^{RS} **\$550,000**

Sold Date

30-Nov-24

Distance

0.65km



17 CONSTABLE STREET BEVERIDGE VIC 3753

4 2 2

Sold Price

\$545,000

Sold Date

24-Jun-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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