

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

66 NANKEEN LOOP BEVERIDGE VIC 3753

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price &
between

	\$550,000	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$659,000	Property type	House	Suburb	Beveridge
Period-from	23 Mar 2024	to	23 Sep 2024	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
17 NANKEEN LOOP BEVERIDGE VIC 3753	\$590,000	12-Aug-24
21 MIMOSA DRIVE BEVERIDGE VIC 3753	\$620,000	28-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: 23 September 2024



17 NANKEEN LOOP BEVERIDGE
VIC 3753

 4  2  2

Sold Price

^{RS} \$590,000 Sold Date 12-Aug-24

Distance 0.25km



21 MIMOSA DRIVE BEVERIDGE VIC 3753

 4  2  2

Sold Price

^{RS} \$620,000 Sold Date 28-Jun-24

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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