

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

85 BRAEMORE PLACE, BEVERIDGE, VIC 3753

Indicative selling price

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

Price Range:

\$1,650,000 to \$1,750,000

Median sale price

Median price

\$660,500

Property type

House

Suburb

BEVERIDGE

Period

01 July 2023 to 30 June 2024

Source

 pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

251 SEVENTH AVE, EDEN PARK, VIC 3757	*\$1,830,000	04/03/2024
60 BRAEMORE PL, BEVERIDGE, VIC 3753	\$1,920,000	26/12/2023

This Statement of Information was prepared

27/08/2024



mason.whitemcdougall

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 BRAEMORE PLACE, BEVERIDGE, VIC



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Indicative Selling Price

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

Price Range: **\$1,650,000 to \$1,750,000**

MEDIAN SALE PRICE



BEVERIDGE, VIC, 3753

Suburb Median Sale Price (House)

\$660,500

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



251 SEVENTH AVE, EDEN PARK, VIC 3757



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Sale Price

***\$1,830,000**

Sale Date: 04/03/2024

Distance from Property: 2.7km



60 BRAEMORE PL, BEVERIDGE, VIC 3753



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Sale Price

\$1,920,000

Sale Date: 26/12/2023

Distance from Property: 525m



This report has been compiled on 27/08/2024 by Mason White McDougall Whittlesea. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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