

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

230 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$672,500

Property Type

House

Suburb

Beveridge

Period - From

01/07/2021

to

30/09/2021

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	82 Golf Links Dr BEVERIDGE 3753	\$780,000	09/08/2021
2			
3			

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:

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Property Type: House
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
September quarter 2021: \$672,500

Comparable Properties

82 Golf Links Dr BEVERIDGE 3753 (VG)

Agent Comments

5 - -

Price: \$780,000
Method: Sale
Date: 09/08/2021
Property Type: House (Res)
Land Size: 486 sqm approx

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.