

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

LOT 491 Platypus Chase 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

\$527,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,900

Property type

Other

Suburb

Beveridge

Period-from

01 Jan 2020

to

31 Dec 2020

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

51 Lucknow Drive Beveridge VIC 3753	\$540,000	11-Dec-20
92 Golf Links Drive Beveridge VIC 3753	\$551,900	15-Feb-20
11 Alcove Way Beveridge VIC 3753	\$532,000	21-Aug-20

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: 05 January 2021


51 Lucknow Drive Beveridge VIC 3753
 4  2  2

Sold Price

^{RS} **\$540,000**

Sold Date

11-Dec-20

Distance

1.26km

92 Golf Links Drive Beveridge VIC 3753
 4  2  2

Sold Price

\$551,900

Sold Date

15-Feb-20

Distance

1.32km

11 Alcove Way Beveridge VIC 3753
 4  2  2

Sold Price

\$532,000

Sold Date

21-Aug-20

Distance

1.52km
RS = Recent sale

UN = Undisclosed Sale

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