

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	2 CANARY VIEW BEVERIDGE VIC 3753
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Indicative selling price

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

Single Price	\$800,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$649,000	Property type	House	Suburb	Beveridge
Period-from	01 Apr 2024	to	31 Mar 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
104 SUMAC STREET BROOKFIELD VIC 3338	\$910,000	07-May-24
10 NUMBAT DRIVE BEVERIDGE VIC 3753	\$800,000	20-May-24
68 CAULONIA DRIVE TRUGANINA VIC 3029	\$835,000	17-Apr-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: 11 April 2025

gurpreet kaur
P 0387312518
M 0433165647
E sales@legacyrealtors.com.au



104 SUMAC STREET BROOKFIELD Sold Price **\$910,000** Sold Date **07-May-24**
VIC 3338

 4  3  -

Distance **44.16km**



10 NUMBAT DRIVE BEVERIDGE VIC Sold Price **\$800,000** Sold Date **20-May-24**
3753

 3  -  -

Distance **0.86km**



68 CAULONIA DRIVE TRUGANINA Sold Price **\$835,000** Sold Date **17-Apr-24**
VIC 3029

 3  2  -

Distance **40.61km**

RS = Recent sale **UN** = Undisclosed Sale

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