

## 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 136 Orana Boulevard Beveridge VIC 3753

### Indicative selling price

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

Single Price

\$534,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,900

Property type

House

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

<sup>RS</sup> **\$540,000**

Sold Date

**11-Dec-20**

Distance

**1.4km**

**92 Golf Links Drive Beveridge VIC 3753**
 4  2  2

Sold Price

**\$551,900**

Sold Date

**15-Feb-20**

Distance

**1.52km**

**11 Alcove Way Beveridge VIC 3753**
 4  2  2

Sold Price

**\$532,000**

Sold Date

**21-Aug-20**

Distance

**1.73km**

**27 Koeks Vista Kalkallo VIC 3064**
 3  2  2

Sold Price

**\$559,900**

Sold Date

**21-Oct-20**

Distance

**4.73km**

**17 Koeks Vista Kalkallo VIC 3064**
 4  2  2

Sold Price

Sold Date

**26-Oct-20**

Distance

**4.74km**

RS = Recent sale

UN = Undisclosed Sale

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