



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

189 Mandalay Circuit, BEVERIDGE, 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$510,000

&

\$550,000

### Median sale price

Median price

\$472,500

Property type

House

Suburb

BEVERIDGE, 3753

Period from

31/01/2017

to

06/07/2017

Source

realestate.com.au - Data supplied by RP Data Pty Ltd trading as CoreLogic (as of 3-07-17)

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

22 Belleview Crescent, BEVERIDGE, 3753 Victoria

\$497,000

08/02/2017

45 Mandalay Circuit, BEVERIDGE, 3753 Victoria

\$592,000

22/05/2017

4 Cradle Road, BEVERIDGE, 3753 Victoria

\$465,000

29/05/2017

