

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

16 FAIRVIEW STREET 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~~

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Beveridge

Period-from

01 Dec 2022

to

30 Nov 2023

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

14 WARATAH STREET BEVERIDGE VIC 3753	\$390,000	12-Jul-22
55 AMBIENT CRESCENT BEVERIDGE VIC 3753	\$370,000	22-Aug-22
43 WHITESIDE STREET BEVERIDGE VIC 3753	\$392,000	21-Jan-23

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: 08 December 2023



14 WARATAH STREET BEVERIDGE
VIC 3753

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Sold Price

\$390,000

Sold Date

12-Jul-22

Distance

1.77km



55 AMBIENT CRESCENT
BEVERIDGE VIC 3753

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Sold Price

\$370,000

Sold Date

22-Aug-22

Distance

2.79km



43 WHITESIDE STREET BEVERIDGE
VIC 3753

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Sold Price

\$392,000

Sold Date

21-Jan-23

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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