

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 or
locality and postcode

20 Echidna Drive, Beveridge Vic 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$710,000 Property Type House Suburb Beveridge

Period - From 01/04/2023 to 30/06/2023 Source REIV

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
1	4 Echidna Dr BEVERIDGE 3753	\$600,000	08/07/2023
2	4 Coronidium St BEVERIDGE 3753	\$590,000	14/04/2023
3	23 Platypus Cha BEVERIDGE 3753	\$568,000	20/04/2023

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:

02/08/2023 12:53

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Indicative Selling Price
\$550,000 - \$600,000
Median House Price
June quarter 2023: \$710,000



4 2 2+

Property Type: House (Res)
Land Size: 326 sqm approx
Agent Comments

Comparable Properties



4 Echidna Dr BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$600,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 365 sqm approx



4 Coronidium St BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000
Method: Private Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 352 sqm approx

23 Platypus Cha BEVERIDGE 3753 (VG)

Agent Comments

4 - -

Price: \$568,000
Method: Sale
Date: 20/04/2023
Property Type: House (Res)
Land Size: 328 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067