

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

20 RHAPSODY ROAD BEVERIDGE VIC 3753

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$685,000

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,250

Property type

House

Suburb

Beveridge

Period-from

28 Aug 2023

to

28 Feb 2024

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
19 BELLEVIEW CRESCENT BEVERIDGE VIC 3753	\$685,000	15-Jan-24
55 LEADBEATER CIRCUIT BEVERIDGE VIC 3753	\$710,000	04-Dec-23
22 GOLF LINKS DRIVE BEVERIDGE VIC 3753	\$692,000	12-Nov-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: 27 February 2024



**19 BELLEVIEW CRESCENT
BEVERIDGE VIC 3753**

4 2 2

Sold Price **\$685,000** Sold Date **15-Jan-24**

Distance **0.67km**



**55 LEADBEATER CIRCUIT
BEVERIDGE VIC 3753**

4 2 2

Sold Price **\$710,000** Sold Date **04-Dec-23**

Distance **1.33km**



**22 GOLF LINKS DRIVE BEVERIDGE
VIC 3753**

4 2 -

Sold Price **\$692,000** Sold Date **12-Nov-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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