

## 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

5 Medallion Ave 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

or range  
between

\$415000

&

\$430000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,250

Property type

House

Suburb

Beveridge

Period-from

01 Jan 2024

to

01 April 2024

Source

Pricefinder

### 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

23 Medallion Ave Beveridge 3753	\$425000	09/05/2023
445 Mandalay Circ Beveridge 3753	\$433000	04/04/2023
447 Mandalay Circ Beveridge 3753	\$430000	02/11/2023

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: 09/04/2024