

# 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

33 PALM CCT 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

\$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 Nov 2022

to

31 Oct 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

24 AMBIENT CRESCENT BEVERIDGE VIC 3753	\$409,000	13-Sep-23
473 MANDALAY CIRCUIT BEVERIDGE VIC 3753	\$367,000	20-Mar-23
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: 29 November 2023



24 AMBIENT CRESCENT  
BEVERIDGE VIC 3753

 -  -  -

Sold Price \$409,000 Sold Date 13-Sep-23

Distance 0.38km



473 MANDALAY CIRCUIT  
BEVERIDGE VIC 3753

 -  -  -

Sold Price \$367,000 Sold Date 20-Mar-23

Distance 1.31km



43 WHITESIDE STREET BEVERIDGE  
VIC 3753

 -  -  2

Sold Price \$392,000 Sold Date 21-Jan-23

Distance 2.02km

RS = Recent sale

UN = Undisclosed Sale

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