

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 Kelly 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$318,000

*House

*Unit

Suburb

Beveridge

Period-from

01 Jun 2018

to

31 May 2019

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

36 Kelly Street Beveridge VIC 3753	\$3,400,000	12-Mar-19
39 Lewis Street Beveridge VIC 3753	\$3,100,000	13-Feb-18

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.

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36 Kelly Street Beveridge VIC 3753 Sold Price ^{RS} **\$3,400,000** ^{UN} Sold Date **12-Mar-19**

 2
  1
  2

Distance **0.3km**

ONE AGENCY
OBRIEN REAL ESTATE



39 Lewis Street Beveridge VIC 3753 Sold Price **\$3,100,000** Sold Date **13-Feb-18**

 1
  1
  1

Distance **1.04km**

Jan 19

Copyright

RS = Recent sale **UN** = Undisclosed Sale

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