

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

25 AMBIENT CRESCENT 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

\$550,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,750

Property type

House

Suburb

Beveridge

Period-from

01 Oct 2023

to

30 Sep 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

7 SIREN STREET BEVERIDGE VIC 3753	\$575,000	24-Mar-24
18 PAGANICA STREET BEVERIDGE VIC 3753	\$601,000	03-Aug-24
83 FOUNTAIN DRIVE BEVERIDGE VIC 3753	\$590,000	15-Oct-24

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: 19 October 2024



7 SIREN STREET BEVERIDGE VIC 3753

Sold Price

\$575,000

Sold Date **24-Mar-24**

 4  2  2

Distance **0.59km**



18 PAGANICA STREET BEVERIDGE VIC 3753

Sold Price

\$601,000

Sold Date **03-Aug-24**

 4  2  2

Distance **0.49km**



83 FOUNTAIN DRIVE BEVERIDGE VIC 3753

Sold Price

^{RS} **\$590,000**

Sold Date **15-Oct-24**

 4  2  2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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