

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

16 EASEY ROAD 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Beveridge

Period-from

01 Feb 2024

to

31 Jan 2025

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

25 RHAPSODY ROAD BEVERIDGE VIC 3753	670000	08-Dec-24
2 LUCKNOW DRIVE BEVERIDGE VIC 3753	705000	23-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.

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Tess Thomas
P 0497 285 847
M 0497285847
E whittlesea@stonerealestate.com.au



**25 RHAPSODY ROAD BEVERIDGE
VIC 3753**

Sold Price

670000

Sold Date **08-Dec-24**

4 2 2

Distance -



**2 LUCKNOW DRIVE BEVERIDGE
VIC 3753**

Sold Price

^{RS}**705000**

Sold Date **23-Oct-24**

4 2 2

Distance **1.27km**

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

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