

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 32 cascade Dr, Beveridge Vic 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$350,000

Median sale price*

Median price \$195,000

Vacant land X

Suburb Beveridge

Period - From 01/01/2017

to

01/01/2018

Source Corelogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	22 Cascade Dr BEVERIDGE 3753	\$305,000	11/10/2017
2	49 Palladium Ccl BEVERIDGE 3753	\$271,000	03/08/2017
3	15 Liberty Cr BEVERIDGE 3753		08/11/2017

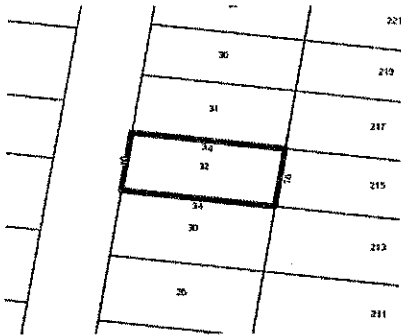
OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

32 cascade Dr, Beveridge Vic 3753

Harcourts
Rata & Co

Andrew DeSanto
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Rooms:
Property Type: Land (Res)
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median Vacant Land Price *
01/01/2017 - 01/01/2018: \$195,000
* Agent calculated median

Comparable Properties

22 Cascade Dr BEVERIDGE 3753 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 11/10/2017
Rooms: -
Property Type: Land
Land Size: 858 sqm approx

49 Palladium Ccl BEVERIDGE 3753 (VG)

Agent Comments



Price: \$271,000
Method: Sale
Date: 03/08/2017
Rooms: -
Property Type: Land
Land Size: 639 sqm approx

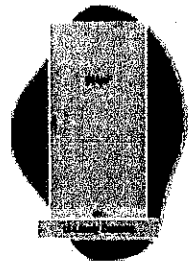
15 Liberty Cr BEVERIDGE 3753 (REI)

Agent Comments



Sold for \$275,000

Price:
Method: Private Sale
Date: 08/11/2017
Rooms: -
Property Type: Land
Land Size: 544 sqm approx



Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.