## 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	277 Mandalay Boulevard, Beveridge Vic 3753
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
-			

#### Median sale price

Median price	\$617,000	Pro	perty Type	House		Suburb	Beveridge
Period - From	01/01/2021	to	31/03/2021		Source	REIV	

# 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	6 Abbey Rd BEVERIDGE 3753	\$555,000	12/03/2021
2	1 Siren St BEVERIDGE 3753	\$510,000	04/02/2021
3	17 Fairhaven Av BEVERIDGE 3753	\$508,100	11/02/2021

#### 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.

This Statement of Information was prepared on:	11/05/2021 22:08





Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** March quarter 2021: \$617,000





Property Type: House Land Size: 476 sqm approx **Agent Comments** 

# Comparable Properties



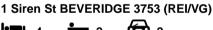
6 Abbey Rd BEVERIDGE 3753 (REI/VG)





Price: \$555,000 Method: Private Sale Date: 12/03/2021 Property Type: House Land Size: 476 sqm approx





Price: \$510,000 Method: Private Sale Date: 04/02/2021 Property Type: House Land Size: 460 sqm approx Agent Comments

**Agent Comments** 

17 Fairhaven Av BEVERIDGE 3753 (REI)

**--**3





Price: \$508,100 Method: Auction Sale Date: 11/02/2021

Property Type: House (Res) Land Size: 476 sqm approx Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



