

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

6 Hillcrest Road, Beveridge Vic 3753

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$672,500

Property Type House

Suburb Beveridge

Period - From 01/07/2021

to

30/09/2021

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	24 Mistral Way BEVERIDGE 3753	\$663,000	14/10/2021
2	11 Liberty Cr BEVERIDGE 3753	\$645,000	13/08/2021
3	277 Mandalay Cirt BEVERIDGE 3753	\$636,500	12/06/2021

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:

26/10/2021 16:30



Property Type: House

Land Size: 498 sqm approx

Agent Comments

Comparable Properties

24 Mistral Way BEVERIDGE 3753 (REI)

Agent Comments



Price: \$663,000

Method: Sold Before Auction

Date: 14/10/2021

Property Type: House (Res)

Land Size: 512 sqm approx

11 Liberty Cr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$645,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: House (Res)

Land Size: 544 sqm approx

277 Mandalay Cirt BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$636,500

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 476 sqm approx

