

# 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

25 Halycon Bend, Beveridge Vic 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$629,125 Property Type House Suburb Beveridge

Period - From 01/04/2021 to 30/06/2021 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	277 Mandalay Cirt BEVERIDGE 3753	\$636,500	12/06/2021
2	56 Cascade Dr BEVERIDGE 3753	\$635,000	08/09/2021
3	33 Fairhaven Av BEVERIDGE 3753	\$560,000	08/07/2021

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:

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Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

**Indicative Selling Price**

\$590,000 - \$630,000

**Median House Price**

June quarter 2021: \$629,125



**Property Type:** House

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**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



**56 Cascade Dr BEVERIDGE 3753 (REI)** Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** House

**Land Size:** 425 sqm approx



**33 Fairhaven Av BEVERIDGE 3753 (REI/VG)** Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 08/07/2021

**Property Type:** House

**Land Size:** 544 sqm approx