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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$629,125	Pro	operty Type	Hou	se		Suburb	Beveridge
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ado	dress 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:

04/10/2021 16:45





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Property Type: House **Land Size:** 560 sqm approx Agent Comments Indicative Selling Price \$590,000 - \$630,000 Median House Price June quarter 2021: \$629,125

Comparable Properties



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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)

2

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)



Price: \$560,000 Method: Private Sale Date: 08/07/2021 Property Type: House Land Size: 544 sqm approx

Agent Comments

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propertydata

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