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

40 Pinnacle Chase, Beveridge Vic 3753

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$570,000		&		\$620,000			
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	63 Golf Links Dr BEVERIDGE 3753	\$575,000	11/05/2021
2	18 Palladium Ccl BEVERIDGE 3753	\$621,750	22/04/2021
3	18 Golf Links Dr BEVERIDGE 3753	\$615,000	27/03/2021

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:

29/07/2021 16:35









Property Type: House Land Size: 560 sqm approx Agent Comments Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$570,000 - \$620,000 Median House Price June quarter 2021: \$629,125

Comparable Properties



63 Golf Links Dr BEVERIDGE 3753 (REI/VG)



Price: \$575,000 Method: Private Sale Date: 11/05/2021 Property Type: House Land Size: 612 sqm approx



18 Palladium Ccl BEVERIDGE 3753 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$621,750 Method: Private Sale Date: 22/04/2021 Property Type: House Land Size: 544 sqm approx



18 Golf Links Dr BEVERIDGE 3753 (REI/VG)



Price: \$615,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 572 sqm approx

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





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.