

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

20 Hillcrest Road, Beveridge Vic 3753

Indicative selling price

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

Range between \$620,000 & \$670,000

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	56 Golf Links Dr BEVERIDGE 3753	\$670,000	26/06/2021
2	31 Easey Rd BEVERIDGE 3753	\$640,000	04/10/2021
3	63 Golf Links Dr BEVERIDGE 3753	\$575,000	11/05/2021

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:

13/10/2021 14:50

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4 2 2

Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
June quarter 2021: \$629,125

Comparable Properties

56 Golf Links Dr BEVERIDGE 3753 (REI/VG) **Agent Comments**

4 2 2

Price: \$670,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 512 sqm approx



31 Easey Rd BEVERIDGE 3753 (REI) **Agent Comments**

4 2 2

Price: \$640,000
Method: Private Sale
Date: 04/10/2021
Property Type: House
Land Size: 539 sqm approx



63 Golf Links Dr BEVERIDGE 3753 (REI/VG) **Agent Comments**

4 2 2

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