

# 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

3 Alcove Way, 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 \$500,000 & \$550,000

### 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	33 Fairhaven Av BEVERIDGE 3753	\$560,000	08/07/2021
2	37 Ambrosia Way BEVERIDGE 3753	\$500,000	09/08/2021
3	16 Zenith Rd BEVERIDGE 3753	\$500,000	15/06/2021

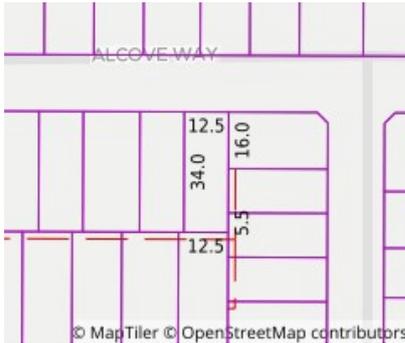
OR

~~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: 17/11/2021 13:30

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**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median House Price**  
September quarter 2021: \$672,500



3   2   2

**Property Type:** House  
**Land Size:** 425 sqm approx  
**Agent Comments**

## Comparable Properties



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

3   2   2

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

**37 Ambrosia Way BEVERIDGE 3753 (VG)**   **Agent Comments**

3   -   -

**Price:** \$500,000  
**Method:** Sale  
**Date:** 09/08/2021  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**16 Zenith Rd BEVERIDGE 3753 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 15/06/2021  
**Property Type:** House  
**Land Size:** 425 sqm approx

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