

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

13 Abbey Road, Beveridge Vic 3753

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$665,000 Property Type House Suburb Beveridge

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	20 Abbey Rd BEVERIDGE 3753	\$630,000	04/11/2021
2	15 Vantage Green BEVERIDGE 3753	\$610,000	17/01/2022
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

31/01/2022 17:50

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Indicative Selling Price

\$580,000 - \$635,000

Median House Price

December quarter 2021: \$665,000



 3  2  2

Property Type: House

Land Size: 475 sqm approx

Agent Comments

Comparable Properties

20 Abbey Rd BEVERIDGE 3753 (REI/VG)

Agent Comments

 4  2  2

Price: \$630,000

Method: Private Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 475 sqm approx

15 Vantage Green BEVERIDGE 3753 (REI)

Agent Comments

 3  2  2

Price: \$610,000

Method: Sold Before Auction

Date: 17/01/2022

Property Type: House

Land Size: 450 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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