# 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 betweer	n \$580,000		&		\$635,000				
Median sale price									
Median price	\$665,000	Pro	Property Type		House		Suburb	Beveridge	
Period - From	01/10/2021	to	31/12/2021		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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**<sup>\*</sup> 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



13 Abbey Road, Beveridge Vic 3753



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Indicative Selling Price \$580,000 - \$635,000 Median House Price December quarter 2021: \$665,000





**Property Type:** House **Land Size:** 475 sqm approx Agent Comments

# **Comparable Properties**

20 Abbey Rd BEVERIDGE 3753 (REI/VG) 4 2 2 2 Price: \$630,000 Method: Private Sale Date: 04/11/2021 Property Type: House (Res) Land Size: 475 sqm approx	Agent Comments		
15 Vantage Green BEVERIDGE 3753 (REI) 15 Vantage Green BEVERIDGE 3753 (REI) 16 Vantage Green BEVERIDGE 3753 (REI) 17 Vantage Green BEVERIDGE 3753 (REI) 17 Vantage Green BEVERIDGE 3753 (REI) 18 Vantage Green BEVERIDGE 3753 (REI) 19 Vantage Green BEVERIDGE 3753 (REI) 10 Vantage Green B	Agent Comments		

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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propertydata



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