

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	128 Ambient Crescent Beveridge, 3753
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Indicative selling price

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

Range between	\$390,000 & \$420,000
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Median sale price

Median price	\$316,750	Property Type	VACANT LAND	Suburb	BEVERIDGE VIC 3753
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Period - From	01-Jan-2023	to	10-May-2023	Source	Domain
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Comparable property sales

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	7 Ingot Street, Beveridge, Vic 3753	\$435,000	03-May-2023
2	25 Murray Street, Beveridge, Vic 3753	\$340,000	09-May-2023
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 07-Mar-2024 at 12:26:14 PM EST