#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	40 Hillcrest Road, Beveridge Vic 3753
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$720,000 & \$780,000	Range between	\$720,000	&	\$780,000
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#### Median sale price

Median price	\$665,000	Pro	perty 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	25 Halycon Bnd BEVERIDGE 3753	\$775,000	31/10/2021
2	20 Hillcrest Rd BEVERIDGE 3753	\$755,000	13/11/2021
3	46 Palladium Ccl BEVERIDGE 3753	\$725,000	04/12/2021

#### 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 18 months.

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**Indicative Selling Price** \$720,000 - \$780,000 **Median House Price** December quarter 2021: \$665,000





# Comparable Properties

25 Halycon Bnd BEVERIDGE 3753 (REI/VG)

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Price: \$775,000 Method: Auction Sale Date: 31/10/2021

Property Type: House (Res) Land Size: 560 sqm approx

20 Hillcrest Rd BEVERIDGE 3753 (REI/VG)

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Price: \$755,000 Method: Auction Sale Date: 13/11/2021

Property Type: House (Res) Land Size: 576 sqm approx

46 Palladium Ccl BEVERIDGE 3753 (VG)

**--**3

Price: \$725.000 Method: Sale Date: 04/12/2021

Property Type: House (Res) Land Size: 668 sqm approx Agent Comments

**Agent Comments** 

Agent Comments

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



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