

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

40 Hillcrest Road, Beveridge Vic 3753

Indicative selling price

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

Range between \$720,000 & \$780,000

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 18 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	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



 4  2  2

Property Type: House

Agent Comments

Comparable Properties

25 Halycon Bnd BEVERIDGE 3753 (REI/VG)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

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)

Agent Comments

 3  -  -

Price: \$725,000

Method: Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 668 sqm approx