

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Belleview Crescent, Beveridge Vic 3753

Indicative selling price

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

Single price \$669,000

Median sale price

Median price \$602,000

Property Type House

Suburb Beveridge

Period - From 01/10/2022

to 31/12/2022

Source REIV

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

~~A* 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	281 Mandalay Cirt BEVERIDGE 3753	\$706,000	27/02/2023
2	21 Hillcrest Rd BEVERIDGE 3753	\$650,000	08/03/2023
3			

OR

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

This Statement of Information was prepared on:

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Indicative Selling Price

\$669,000

Median House Price

December quarter 2022: \$602,000



Property Type: House (Res)

Land Size: 504 sqm approx

Agent Comments

Comparable Properties



281 Mandalay Cirt BEVERIDGE 3753 (REI)

Agent Comments



Price: \$706,000

Method: Sold Before Auction

Date: 27/02/2023

Property Type: House (Res)

Land Size: 544 sqm approx



21 Hillcrest Rd BEVERIDGE 3753 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 08/03/2023

Property Type: House

Land Size: 476 sqm approx

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