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

19 Belleview Crescent, Beveridge Vic 3753

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$250,000		&		\$275,000)		
Median sale p	rice							
Median price	\$526,250	Pro	operty Type	Hous	se		Suburb	Beveridge
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	337 Mandalay Cirt BEVERIDGE 3753	\$282,500	17/12/2020
2	29 Easey Rd BEVERIDGE 3753	\$279,000	21/12/2020
3	28 Foundry Cirt BEVERIDGE 3753	\$263,000	23/12/2020

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:

05/03/2021 10:46





South 21 Imagery C2021 ChES / Airbus, Maxer Technologies



Property Type: Land Land Size: 490 sqm approx Agent Comments Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$250,000 - \$275,000 Median House Price December quarter 2020: \$526,250

Comparable Properties

337 Mandalay Cirt BEVERIDGE 3753 (VG) 🛏 - 🙀 - 🏠 -	Agent Comments
Price: \$282,500	
Method: Sale Date: 17/12/2020	
Property Type: Land	
Land Size: 475 sqm approx	
29 Easey Rd BEVERIDGE 3753 (VG)	Agent Comments
Price: \$279,000	
Method: Sale Date: 21/12/2020	
Property Type: Land	
Land Size: 476 sqm approx	
28 Foundry Cirt BEVERIDGE 3753 (VG)	Agent Comments
Price: \$263,000	
Method: Sale	
Date: 23/12/2020 Property Type: Land	
Land Size: 443 sqm approx	

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.