

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 consumer.vic.gov.au/underquoting

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$526,250

Property Type

House

Suburb

Beveridge

Period - From

01/10/2020

to

31/12/2020

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	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

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Indicative Selling Price

\$250,000 - \$275,000

Median House Price

December quarter 2020: \$526,250



Property Type: Land

Land Size: 490 sqm approx

Agent Comments

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