

# 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

22 Hillcrest Road, Beveridge Vic 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$830,000

### 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	7 Serenity PI BEVERIDGE 3753	\$829,000	06/02/2021
2			
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:

12/02/2021 13:32

22 Hillcrest Road, Beveridge Vic 3753



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**Indicative Selling Price**

\$780,000 - \$830,000

**Median House Price**

December quarter 2020: \$526,250



**Property Type:** Land

Agent Comments

## Comparable Properties

**7 Serenity PI BEVERIDGE 3753 (REI)**

Agent Comments



**Price:** \$829,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** House (Res)

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.

**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.