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

17 Abbey Road, Beveridge Vic 3753

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$630,000		&		\$675,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Hou	ISE		Suburb	Beveridge
Period - From	01/04/2024	to	30/06/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

08/08/2024 14:20



17 Abbey Road, Beveridge Vic 3753



Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$630,000 - \$675,000 Median House Price June quarter 2024: \$680,000





Property Type: House Land Size: 480 sqm approx Agent Comments

Comparable Properties

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 eighteen months.

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