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	40 Spire Crescent, Beveridge, VIC 3753

Indicative selling price

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

Single Price	$279,000

Median sale price

Median price	$315,500	Property Type	Vacant Land	Suburb	Beveridge (3753)
Period - From	01/03/2023	to	01/06/2023	Source	www.realestate.com.au

Comparable property sales

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: 15/06/2023

AREA SPECIALIST MERRI-BEK