

# Wilson Partners | Who Sold It?™

## 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

7 Idyll Street, Beveridge VIC 3753

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$310,000

or range between

\$

&

\$

#### Median sale price

Median price

\$476,000

Property type

Residential

Suburb

Beveridge VIC 3753

Period - From

11/07/2023

to

10/07/2024

Source

Landata

#### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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. Lot 117 Balmore Street, Beveridge VIC 3753	\$294,000	19/05/2024
2. Lot 319 Fairywren Avenue, Beveridge VIC 3753	\$320,000	08/05/2024
3. 14 Croft Street, Beveridge VIC 3753	\$304,000	09/03/2024

This Statement of Information was prepared on: 10/07/2024

#### Wilson Partners

1, 33-35 Sydney Street Kilmore Vic 3764

03 5781 1999