

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

23 Liberty Crescent, Beveridge Vic 3753

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$672,500 Property Type House Suburb Beveridge

Period - From 01/07/2021 to 30/09/2021 Source 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 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	56 Cascade Dr BEVERIDGE 3753	\$635,000	08/09/2021
2	20 Abbey Rd BEVERIDGE 3753	\$630,000	04/11/2021
3	298 Mandalay Cirt BEVERIDGE 3753	\$600,000	10/12/2021

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 18 months.~~

This Statement of Information was prepared on:

23/12/2021 14:22

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

September quarter 2021: \$672,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties



56 Cascade Dr BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$635,000

Method: Private Sale

Date: 08/09/2021

Property Type: House

Land Size: 425 sqm approx

20 Abbey Rd BEVERIDGE 3753 (REI/VG)

Agent Comments

4 2 2

Price: \$630,000

Method: Private Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 475 sqm approx



298 Mandalay Cirt BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$600,000

Method: Auction Sale

Date: 10/12/2021

Property Type: House (Res)