

## 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

7/2-4 Edinburgh Drive Beaconsfield VIC 3807

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$449,572

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

5 Yolanda Circuit Beaconsfield VIC 3807	\$589,000	25-May-20
6 Yolanda Circuit Beaconsfield VIC 3807	\$499,000	03-Jun-20
8 Yolanda Circuit Beaconsfield VIC 3807	\$515,000	19-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 09 October 2020



**5 Yolanda Circuit Beaconsfield VIC 3807**

Sold Price

**\$589,000**

Sold Date **25-May-20**

 3  2  -

Distance **0.64km**



**6 Yolanda Circuit Beaconsfield VIC 3807**

Sold Price

**\$499,000**

Sold Date **03-Jun-20**

 3  2  1

Distance **0.68km**



**8 Yolanda Circuit Beaconsfield VIC 3807**

Sold Price

**\$515,000**

Sold Date **19-Jun-20**

 3  2  1

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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