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

32 Gardenia Drive Beaconsfield VIC 3807

Indicative selling price

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

Single Price	\$401,100	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$790,000	Prop	erty type	ty type House		Suburb	Beaconsfield
Period-from	01 Jan 2020	to	31 Dec 2	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
56 Copper Beech Road Beaconsfield VIC 3807	\$324,700	11-Sep-20
15 Gardenia Drive Beaconsfield VIC 3807	\$335,500	06-Aug-20
58 Copper Beech Road Beaconsfield VIC 3807	\$349,000	21-Oct-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: 26 January 2021





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56 Copper Beech Road Beaconsfield VIC 3807

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Sold Price

\$324,700 Sold Date **11-Sep-20**

Distance

0.11km

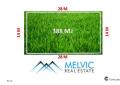


15 Gardenia Drive Beaconsfield VIC Sold Price 3807

\$335,500 Sold Date 06-Aug-20

Distance

0.12km



58 Copper Beech Road Beaconsfield VIC 3807

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\$ 2

Sold Price

\$349,000 Sold Date 21-Oct-20

Distance 0.12km

RS = Recent sale

UN = Undisclosed Sale

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