

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Jan 2020

to

31 Dec 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



**56 Copper Beech Road
Beaconsfield VIC 3807**

Sold Price

\$324,700

Sold Date

11-Sep-20

 -  -  -

Distance

0.11km



**15 Gardenia Drive Beaconsfield VIC
3807**

Sold Price

\$335,500

Sold Date

06-Aug-20

 5  3  2

Distance

0.12km



**58 Copper Beech Road
Beaconsfield VIC 3807**

Sold Price

\$349,000

Sold Date

21-Oct-20

 4  2  -

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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