

## 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

8 ROBIN RISE 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Oct 2021

to

30 Sep 2022

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

13 DALEY COURT BEACONSFIELD VIC 3807	\$1,255,000	09-May-21
38 WINDSOR DRIVE BEACONSFIELD VIC 3807	\$1,200,000	26-Aug-22
1 SOUTH HIDDEN VALLEY CIRCUIT BEACONSFIELD VIC 3807	\$1,240,000	14-Feb-22

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 October 2022

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**13 DALEY COURT BEACONSFIELD  
VIC 3807**

 4  3  6

Sold Price

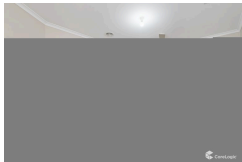
**\$1,255,000**

Sold Date

**09-May-21**

Distance

**0.41km**



**38 WINDSOR DRIVE  
BEACONSFIELD VIC 3807**

 5  2  3

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**26-Aug-22**

Distance

**0.63km**



**1 SOUTH HIDDEN VALLEY CIRCUIT  
BEACONSFIELD VIC 3807**

 3  2  4

Sold Price

**\$1,240,000**

Sold Date

**14-Feb-22**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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