

## 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

3/8 HAIR COURT BEACONSFIELD VIC 3807

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$719,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Other

Suburb

Beaconsfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

17/241 SOLDIERS ROAD BEACONSFIELD VIC 3807	\$735,000	23-Jan-24
17A SYLVIA ROAD BEACONSFIELD VIC 3807	\$685,000	03-Sep-23
1/8 HAIR COURT BEACONSFIELD VIC 3807	\$800,000	05-Dec-23

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: 05 February 2024



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**17/241 SOLDIERS ROAD  
BEACONSFIELD VIC 3807**

4 3 2

Sold Price

<sup>RS</sup> **\$735,000** Sold Date **23-Jan-24**

Distance **0.27km**



**17A SYLVIA ROAD BEACONSFIELD  
VIC 3807**

3 2 1

Sold Price

**\$685,000** Sold Date **03-Sep-23**

Distance **0.84km**



**1/8 HAIR COURT BEACONSFIELD  
VIC 3807**

4 3 1

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **05-Dec-23**

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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