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

Period-from

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

Single Price		or range between	3090 000	&	\$719,900			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,010,000	Property type	Other	Suburb	Beaconsfield			

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

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

Source



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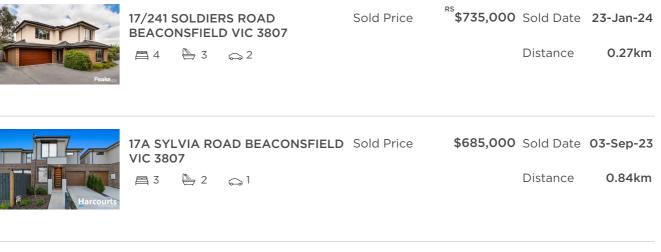
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1/8 HAIR CO VIC 3807		
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1/8 HAIR COURT BEACONSFIELD VIC 3807		Sold Price	^{RS} \$800,000	Sold Date	05-Dec-23	
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RS = Recent sale UN = Undisclosed Sale

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