

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

1/87 Old Princes Highway 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/107-109 Old Princes Highway Beaconsfield VIC 3807	\$525,500	30-Sep-21
5/44 Railway Avenue Beaconsfield VIC 3807	\$500,500	21-Aug-21
10/2-4 Edinburgh Drive Beaconsfield VIC 3807	\$500,000	28-Jun-21

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: 13 October 2021



**3/107-109 Old Princes Highway
Beaconsfield VIC 3807**

 2  1  1

Sold Price

^{RS}

\$525,500

Sold Date

30-Sep-21

Distance

0.22km



**5/44 Railway Avenue Beaconsfield
VIC 3807**

 2  1  1

Sold Price

\$500,500

Sold Date

21-Aug-21

Distance

0.4km



**10/2-4 Edinburgh Drive
Beaconsfield VIC 3807**

 3  2  2

Sold Price

\$500,000

Sold Date

28-Jun-21

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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