

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

504 Kenilworth Avenue 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

\$384,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,200

Property type

Land

Suburb

Beaconsfield

Period-from

01 Jun 2020

to

31 May 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

498 Kenilworth Avenue Beaconsfield VIC 3807	\$355,200	03-Feb-21
516 Kenilworth Avenue Beaconsfield VIC 3807	\$352,450	20-Jan-21
32 Gardenia Drive Beaconsfield VIC 3807	\$401,100	04-Feb-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: 05 June 2021



**498 Kenilworth Avenue
Beaconsfield VIC 3807**

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Sold Price

\$355,200

Sold Date

03-Feb-21

Distance

0.04km



**516 Kenilworth Avenue
Beaconsfield VIC 3807**

 5  2  -

Sold Price

\$352,450

Sold Date

20-Jan-21

Distance

0.07km



**32 Gardenia Drive Beaconsfield VIC
3807**

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Sold Price

\$401,100

Sold Date

04-Feb-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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