

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

32 Warrawee 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

or range
between

\$1,680,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,200

Property type

Land

Suburb

Beaconsfield

Period-from

01 Mar 2020

to

28 Feb 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

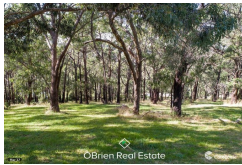
Date of sale

92 Cooina Road Beaconsfield VIC 3807	\$550,000	10-Feb-21
23 Casey Drive Berwick VIC 3806	\$1,920,000	16-Feb-21
6-8 Old Coach Road Berwick VIC 3806	\$1,405,000	29-Jan-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: 22 March 2021



92 Cooida Road Beaconsfield VIC 3807

Sold Price

^{RS} **\$550,000**

Sold Date

10-Feb-21

- - -

Distance

0.26km



23 Casey Drive Berwick VIC 3806

Sold Price

^{RS} **\$1,920,000** ^{UN}

Sold Date

16-Feb-21

4 2 2

Distance

3.98km



6-8 Old Coach Road Berwick VIC 3806

Sold Price

^{RS} **\$1,405,000** ^{UN}

Sold Date

29-Jan-21

4 2 2

Distance

4.24km

RS = Recent sale

UN = Undisclosed Sale

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