

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

42 Portchester Boulevard 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

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

16 Royal Crescent Beaconsfield VIC 3807	\$1,080,000	03-Dec-20
1 Royal Crescent Beaconsfield VIC 3807	\$1,056,000	28-Apr-21
12 Carlisle Drive Beaconsfield VIC 3807	\$1,050,000	13-May-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: 20 October 2021



16 Royal Crescent Beaconsfield VIC 3807

Sold Price

\$1,080,000

Sold Date **03-Dec-20**

 4  3  2

Distance **0.15km**



1 Royal Crescent Beaconsfield VIC 3807

Sold Price

\$1,056,000

Sold Date **28-Apr-21**

 4  2  5

Distance **0.26km**



12 Carlisle Drive Beaconsfield VIC 3807

Sold Price

\$1,050,000

Sold Date **13-May-21**

 4  2  2

Distance **0.44km**



67 Portchester Boulevard Beaconsfield VIC 3807

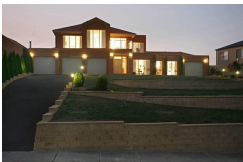
Sold Price

\$1,215,000

Sold Date **10-May-21**

 4  3  2

Distance **0.13km**



6 Royal Crescent Beaconsfield VIC 3807

Sold Price

\$1,160,000

Sold Date **19-Jul-20**

 3  2  4

Distance **0.16km**



27 Portchester Boulevard Beaconsfield VIC 3807

Sold Price

\$811,000

Sold Date **23-Mar-21**

 3  2  2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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22 Royal Crescent Beaconsfield VIC 3807 Sold Price **\$1,000,000** Sold Date **13-Jan-21**

 4  4  2

Distance **0.19km**



24 Carlisle Drive Beaconsfield VIC 3807 Sold Price **\$910,000** Sold Date **13-Mar-21**

 5  2  2

Distance **0.32km**



16 Carlisle Drive Beaconsfield VIC 3807 Sold Price **\$925,000** Sold Date **04-May-21**

 4  2  3

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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