

STATEMENT OF INFORMATION

474 KENILWORTH AVENUE, BEACONSFIELD, VIC 3807

PREPARED BY GRAND REAL ESTATE, SHOP 20 SPRING SQUARE HALLAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Land For Sale

"Titled"

474 KENILWORTH AVENUE,

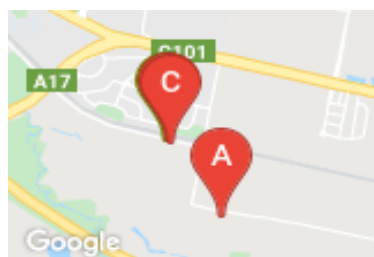
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

MEDIAN SALE PRICE



BEACONSFIELD, VIC, 3807

Suburb Median Sale Price (Vacant Land)

\$401,550

01 January 2021 to 31 December 2021

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



165 RIX RD, OFFICER, VIC 3809

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Sale Price

\$2,500,000

Sale Date: 25/11/2021

Distance from Property: 650m



476 KENILWORTH AVE, BEACONSFIELD, VIC

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Sale Price

\$403,200

Sale Date: 06/10/2021

Distance from Property: 10m



478 KENILWORTH AVE, BEACONSFIELD, VIC

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Sale Price

\$462,300

Sale Date: 29/09/2021

Distance from Property: 22m



This report has been compiled on 03/02/2022 by Grand Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

474 KENILWORTH AVENUE, BEACONSFIELD, VIC 3807

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$401,550

Property type

Vacant Land

Suburb

BEACONSFIELD

Period

01 January 2021 to 31 December 2021

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

165 RIX RD, OFFICER, VIC 3809	\$2,500,000	25/11/2021
476 KENILWORTH AVE, BEACONSFIELD, VIC 3807	\$403,200	06/10/2021
478 KENILWORTH AVE, BEACONSFIELD, VIC 3807	\$462,300	29/09/2021

This Statement of Information was prepared on:

03/02/2022