

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Hudson Street 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

\$585,000

&

\$643,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,000

\*House

X

\*Unit

Suburb

Beaconsfield

Period-from

01 Aug 2018

to

31 Jul 2019

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

4 Ivy Court Beaconsfield VIC 3807	\$585,000	28-Nov-18
13 Amelia Close Beaconsfield VIC 3807	\$615,000	26-Nov-18
8 Hair Court Beaconsfield VIC 3807	\$608,000	20-Jul-18

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.~~

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**4 Ivy Court Beaconsfield VIC 3807** Sold Price **\$585,000** Sold Date **28-Nov-18**

 3  2  2

Distance **1.06km**



**13 Amelia Close Beaconsfield VIC 3807** Sold Price **\$615,000** Sold Date **26-Nov-18**

 3  2  2

Distance **1.28km**



**8 Hair Court Beaconsfield VIC 3807** Sold Price **\$608,000** Sold Date **20-Jul-18**

 3  2  2

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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