



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

24 Woods Point Drive Beaconsfield VIC 3807

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

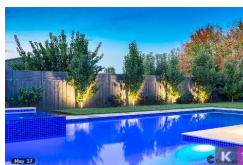
### Median Sale Price

\$631,250 Houses in Beaconsfield between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**13 Fieldstone Boulevard  
Beaconsfield VIC 3807**

 4  2  2

Sold Price **\$800,000** Sold Date **07-Jul-17**

Distance **0.87km**



**5 Sunhill Court Beaconsfield VIC  
3807**

 3  2  2

Sold Price **\$771,000** Sold Date **25-Jun-17**

Distance **0.91km**



**18 Portchester Boulevard  
Beaconsfield VIC 3807**

 4  2  2

Sold Price **\$770,000** Sold Date **03-Jul-17**

Distance **1.3km**

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