

## 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

9 LENNE STREET BEACONSFIELD UPPER VIC 3808

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,470,000

&

\$1,570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,422,500

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Nov 2022

to

31 Oct 2023

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

14 MCBRIDE ROAD BEACONSFIELD UPPER VIC 3808	\$1,700,000	17-Apr-23
10 KNAPTON AVENUE BEACONSFIELD UPPER VIC 3808	\$1,450,000	10-Aug-23
5 FRASER AVENUE BEACONSFIELD UPPER VIC 3808	\$1,590,000	30-Oct-23

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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**14 MCBRIDE ROAD BEACONSFIELD UPPER VIC 3808** Sold Price **\$1,700,000** Sold Date **17-Apr-23**

 4  2  2

Distance **1.28km**



**10 KNAPTON AVENUE BEACONSFIELD UPPER VIC 3808** Sold Price <sup>RS</sup> **\$1,450,000** <sup>UN</sup> Sold Date **10-Aug-23**

 4  2  2

Distance **2.11km**



**5 FRASER AVENUE BEACONSFIELD UPPER VIC 3808** Sold Price **\$1,590,000** Sold Date **30-Oct-23**

 4  2  2

Distance **2.36km**



**17 BRENNAN AVENUE BEACONSFIELD UPPER VIC 3808** Sold Price **\$1,355,000** Sold Date **02-Aug-23**

 4  2  2

Distance **2.4km**

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

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