

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

3/27-29 Souter 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/58 Woods Street Beaconsfield VIC 3807	\$430,000	18-Apr-20
3/1 George Street Beaconsfield VIC 3807	\$520,000	20-Jul-20
3/105 Old Princes Highway Beaconsfield VIC 3807	\$453,750	20-Feb-20

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: 02 December 2020



**1/58 Woods Street Beaconsfield
VIC 3807**

 2  1  1

Sold Price **\$430,000** Sold Date **18-Apr-20**

Distance **0.15km**



**3/1 George Street Beaconsfield VIC
3807**

 3  1  2

Sold Price **\$520,000** Sold Date **20-Jul-20**

Distance **0.31km**



**3/105 Old Princes Highway
Beaconsfield VIC 3807**

 2  1  1

Sold Price **\$453,750** Sold Date **20-Feb-20**

Distance **0.54km**



**4/81 Old Princes Highway
Beaconsfield VIC 3807**

 2  1  1

Sold Price **\$410,000** Sold Date **01-Feb-20**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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