

## 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

430 Rix Road Beaconsfield VIC 3807

### Indicative selling price

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

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

Beaconsfield

Period-from

01 Jan 2019

to

31 Dec 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

6 Zoe Lane Officer VIC 3809	\$310,000	30-Nov-19
7 Eliza Terrace Officer VIC 3809	\$340,000	19-Nov-19
5 Eliza Terrace Officer VIC 3809	\$315,000	09-Oct-19

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: 14 January 2020



6 Zoe Lane Officer VIC 3809

Sold Price

**\$310,000**

Sold Date 30-Nov-19

Distance 1.21km



7 Eliza Terrace Officer VIC 3809

Sold Price

\$340,000

Sold Date 19-Nov-19

 4       2       2

Distance 1.21km



5 Eliza Terrace Officer VIC 3809

Sold Price

**\$315,000**

Sold Date 09-Oct-19

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Distance 1.23km

RS = Recent sale

UN = Undisclosed Sale

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