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

17-19 BROOKVALE CLOSE 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	le Price		or range between		\$1,210,000	&	\$1,331,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$910,000	Prop	erty type	House		Suburb Beaconsfield	
Period-from	01 Aug 2022	to	31 Jul 20	023	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	
49-51 WOODS STREET BEACONSFIELD VIC 3807	\$1,308,000	20-May-23	
8 MEG WAY BERWICK VIC 3806	\$1,330,000	06-Mar-22	
24 CANBERRA AVENUE BERWICK VIC 3806	\$1,330,000	26-Sep-22	

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: 10 August 2023



consumer.vic.gov.au



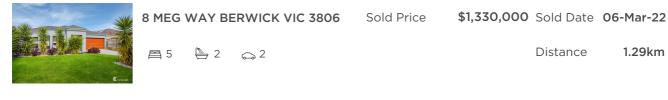
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49-51 WOODS STREET BEACONSFIELD VIC 3807 $\implies 3 \implies 1 \implies 4$

Sold Price *\$1,308,000 Sold Date 20-May-23 Distance 0.8km





24 CANBERRA AVENUE BERWICK VIC 3806	Sold Price	Sold Date	26-Sep-22
📇 4 👆 2 🞧 2		Distance	1.27km

RS = Recent sale UN = Undisclosed Sale

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