

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,210,000

&

\$1,331,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Aug 2022

to

31 Jul 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

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

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**49-51 WOODS STREET  
BEACONSFIELD VIC 3807**

 3  1  4

Sold Price <sup>RS</sup> **\$1,308,000** Sold Date **20-May-23**

Distance **0.8km**



**8 MEG WAY BERWICK VIC 3806**

 5  2  2

Sold Price **\$1,330,000** Sold Date **06-Mar-22**

Distance **1.29km**



**24 CANBERRA AVENUE BERWICK  
VIC 3806**

 4  2  2

Sold Price

Sold Date **26-Sep-22**

Distance **1.27km**

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

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