

## 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

38 WINDSOR DRIVE 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

\$1,180,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$959,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Aug 2021

to

31 Jul 2022

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 PARKVIEW CIRCUIT BEACONSFIELD VIC 3807	\$1,184,000	07-May-22
35 JANET BOWMAN BOULEVARD BEACONSFIELD VIC 3807	\$1,190,000	28-May-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.

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**1 PARKVIEW CIRCUIT  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$1,184,000** Sold Date **07-May-22**

Distance **1.21km**



**35 JANET BOWMAN BOULEVARD  
BEACONSFIELD VIC 3807**

 5  2  4

Sold Price **\$1,190,000** Sold Date **28-May-22**

Distance **0.82km**

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

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