

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

5/44 RAILWAY AVENUE 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Feb 2022

to

31 Jan 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

6/60-64 WOODS STREET BEACONSFIELD VIC 3807	\$510,000	31-Jan-23
2/60-64 WOODS STREET BEACONSFIELD VIC 3807	\$510,000	22-Jun-22
3/107-109 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$525,500	27-Sep-21

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: 21 February 2023

hayley taufa
P 0400091398
M 0400091398
E htaufa@barryplant.com.au



**6/60-64 WOODS STREET
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

31-Jan-23

Distance

0.1km



**2/60-64 WOODS STREET
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price

\$510,000

Sold Date

22-Jun-22

Distance

0.13km



**3/107-109 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price

\$525,500

Sold Date

27-Sep-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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