

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

8 BRODIE MEWS 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Dec 2023

to

30 Nov 2024

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

7 CAESAR STREET OFFICER VIC 3809	\$620,000	29-Oct-24
8 COLLINSON WAY OFFICER VIC 3809	\$640,000	29-Jul-24
12 GLEESON WAY OFFICER VIC 3809	\$586,000	09-Jul-24

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: 02 December 2024

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7 CAESAR STREET OFFICER VIC 3809

 3
  2
  1

Sold Price

^{RS} **\$620,000** Sold Date **29-Oct-24**

Distance **1.58km**



8 COLLINSON WAY OFFICER VIC 3809

 3
  2
  1

Sold Price

\$640,000 Sold Date **29-Jul-24**

Distance **1km**



12 GLEESON WAY OFFICER VIC 3809

 3
  2
  1

Sold Price

\$586,000 Sold Date **09-Jul-24**

Distance **0.81km**

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

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