

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

38A & 38B Portchester Boulevard 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

Suburb

Beaconsfield

Period-from

01 Apr 2019

to

31 Mar 2020

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

2 Pink Hill Boulevard Beaconsfield VIC 3807	\$420,000	06-Apr-20
430 Rix Road Beaconsfield VIC 3807	\$307,000	10-Feb-20
60 Oneil Road Beaconsfield VIC 3807	\$455,000	13-Feb-20

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: 27 April 2020


2 Pink Hill Boulevard Beaconsfield VIC 3807

Sold Price

^{RS}
\$420,000

 Sold Date **06-Apr-20**

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 Distance **0.56km**

430 Rix Road Beaconsfield VIC 3807

Sold Price

\$307,000

 Sold Date **10-Feb-20**

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 Distance **0.66km**

60 Oneil Road Beaconsfield VIC 3807

Sold Price

\$455,000

 Sold Date **13-Feb-20**

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 Distance **1.26km**
RS = Recent sale

UN = Undisclosed Sale

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