

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

13 Timberside Drive 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Jun 2019

to

31 May 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

18 Kevin Close Beaconsfield VIC 3807	\$690,000	30-Jan-20
245 Soldiers Road Beaconsfield VIC 3807	\$715,000	22-Feb-20
28 Sanctuary Way Beaconsfield VIC 3807	\$755,000	23-Mar-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.~~

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18 Kevin Close Beaconsfield VIC 3807

Sold Price

\$690,000

Sold Date

30-Jan-20

4 2 2

Distance

1.57km



245 Soldiers Road Beaconsfield VIC 3807

Sold Price

\$715,000

Sold Date

22-Feb-20

4 2 2

Distance

1.68km



28 Sanctuary Way Beaconsfield VIC 3807

Sold Price

\$755,000

Sold Date

23-Mar-20

4 2 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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