

## 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

3/2-4 EDINBURGH 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

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,750

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Oct 2023

to

30 Sep 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

8/6-8 INNES COURT BERWICK VIC 3806	\$665,000	12-Jun-24
44/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$690,000	21-Jul-24
11/18-26 MARLESFORD CRESCENT BERWICK VIC 3806	\$658,000	26-Sep-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: 22 October 2024

Jodie Menadue

M 0438291069

E j.menadue@barryplant.com.au



**8/6-8 INNES COURT BERWICK VIC 3806** Sold Price **\$665,000** Sold Date **12-Jun-24**

 3  2  2

Distance **2.77km**



**44/18-26 MARLESFORD CRESCENT BERWICK VIC 3806** Sold Price **\$690,000** Sold Date **21-Jul-24**

 3  2  2

Distance **3.71km**



**11/18-26 MARLESFORD CRESCENT BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$658,000** Sold Date **26-Sep-24**

 3  2  2

Distance **3.8km**

RS = Recent sale

UN = Undisclosed Sale

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