

## 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

26 COPPER BEECH ROAD 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,017,000

Property type

House

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

6 GARDENIA DRIVE BEACONSFIELD VIC 3807	\$720,000	15-May-24
11 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	\$771,000	04-Sep-24
36 COPPER BEECH ROAD BEACONSFIELD VIC 3807	\$675,000	06-May-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.~~

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**6 GARDENIA DRIVE  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$720,000** Sold Date **15-May-24**

Distance **0.07km**



**11 DOUBLE DELIGHT DRIVE  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$771,000** Sold Date **04-Sep-24**

Distance **0.22km**



**36 COPPER BEECH ROAD  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$675,000** Sold Date **06-May-24**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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