

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

19 Tranquillity Place 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Beaconsfield

Period-from

01 May 2019

to

30 Apr 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

34 North Hidden Valley Circuit Beaconsfield VIC 3807	\$1,150,000	04-Jul-19
16 Tranquillity Place Beaconsfield VIC 3807	\$1,250,000	27-Nov-18
36 North Hidden Valley Circuit Beaconsfield VIC 3807	\$1,220,000	31-Jan-19

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: 24 May 2020

 <small>34 North Hidden Valley Circuit, Beaconsfield</small>	34 North Hidden Valley Circuit Beaconsfield VIC 3807	Sold Price	\$1,150,000	Sold Date	04-Jul-19
 4  2  3	Distance 0.04km				
	16 Tranquillity Place Beaconsfield VIC 3807	Sold Price	\$1,250,000	Sold Date	27-Nov-18
 4  2  3	Distance 0.06km				
	36 North Hidden Valley Circuit Beaconsfield VIC 3807	Sold Price	\$1,220,000	Sold Date	31-Jan-19
 4  3  2	Distance 0.06km				
	40 North Hidden Valley Circuit Beaconsfield VIC 3807	Sold Price	\$1,170,000	Sold Date	27-Feb-19
 4  2  2	Distance 0.09km				

RS = Recent sale UN = Undisclosed Sale

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