

## 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

17 Iceberg 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

\$346,875

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Aug 2019

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 9 Gardenia Drive Beaconsfield VIC 3807   | \$315,000 | 15-Apr-20 |
| 4 Zoe Lane Officer VIC 3809              | \$320,000 | 19-Feb-20 |
| 207 Pink Hill Boulevard Officer VIC 3809 | \$325,000 | 22-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: 11 August 2020



### 9 Gardenia Drive Beaconsfield VIC 3807

Sold Price

**\$315,000**

Sold Date

**15-Apr-20**
 4

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Distance

**0.37km**


### 4 Zoe Lane Officer VIC 3809

Sold Price

**\$320,000**

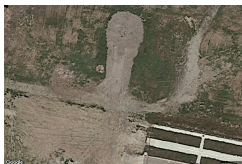
Sold Date

**19-Feb-20**
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Distance

**1.2km**


### 207 Pink Hill Boulevard Officer VIC 3809

Sold Price

**\$325,000**

Sold Date

**22-Feb-20**
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Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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