

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

5 SUGARLOAF ROAD BEACONSFIELD UPPER VIC 3808

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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,417,500

Property type

Farm

Suburb

Beaconsfield Upper

Period-from

01 Apr 2023

to

31 Mar 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

32 SALISBURY ROAD BEACONSFIELD UPPER VIC 3808

\$1,900,000

21-Mar-23

15 HALFORD STREET BEACONSFIELD UPPER VIC 3808

\$1,950,000

06-Nov-22

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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**32 SALISBURY ROAD
 BEACONSFIELD UPPER VIC 3808**

 4  2  2

Sold Price **\$1,900,000** Sold Date **21-Mar-23**

Distance **0.32km**



**15 HALFORD STREET
 BEACONSFIELD UPPER VIC 3808**

 4  2  2

Sold Price **\$1,950,000** Sold Date **06-Nov-22**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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