

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

8 STATESMAN CLOSE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Nov 2023

to

31 Oct 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

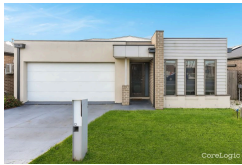
| | | |
|------------------------------------|-----------|-----------|
| 12 BARBARA AVENUE OFFICER VIC 3809 | \$590,000 | 18-Sep-24 |
| 308 RIX ROAD OFFICER VIC 3809 | \$620,000 | 18-Jun-24 |
| 310 RIX ROAD OFFICER VIC 3809 | \$615,000 | 18-Jun-24 |

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: 11 November 2024

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12 BARBARA AVENUE OFFICER VIC 3809

Sold Price

^{RS} **\$590,000**

Sold Date

18-Sep-24

 3  2  2

Distance

0.8km



308 RIX ROAD OFFICER VIC 3809

Sold Price

\$620,000

Sold Date

18-Jun-24

 3  2  2

Distance

1.01km



310 RIX ROAD OFFICER VIC 3809

Sold Price

\$615,000

Sold Date

18-Jun-24

 3  2  2

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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