

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 TIMBERSIDE DRIVE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 ROBIN RISE BEACONSFIELD VIC 3807	\$1,300,000	15-Nov-22
60 SCENIC DRIVE BEACONSFIELD VIC 3807	\$1,221,000	15-Nov-22
26 CARLISLE DRIVE BEACONSFIELD VIC 3807	\$1,237,015	06-Oct-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.

This Statement of Information was prepared on: 23 November 2022



8 ROBIN RISE BEACONSFIELD VIC 3807

Sold Price

^{RS} **\$1,300,000**

Sold Date

15-Nov-22


5



2



3

Distance

1.03km


60 SCENIC DRIVE BEACONSFIELD VIC 3807

Sold Price

^{RS} **\$1,221,000**

Sold Date

15-Nov-22


5



2



2

Distance

0.25km


26 CARLISLE DRIVE BEACONSFIELD VIC 3807

Sold Price

^{RS} **\$1,237,015**

Sold Date

06-Oct-22


5



2



3

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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