

## 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

34 NORTH HIDDEN VALLEY CIRCUIT BEACONSFIELD VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,495,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Beaconsfield

Period-from

01 May 2023

to

30 Apr 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

9 WOODS POINT DRIVE BEACONSFIELD VIC 3807	\$1,400,000	08-Jan-24
13 AMELIA CLOSE BEACONSFIELD VIC 3807	\$1,510,000	05-Mar-24
14 PIERMONT DRIVE BERWICK VIC 3806	\$1,567,500	21-May-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: 24 May 2024



**9 WOODS POINT DRIVE  
BEACONSFIELD VIC 3807**

4 2 -

Sold Price **\$1,400,000** Sold Date **08-Jan-24**

Distance **0.47km**



**13 AMELIA CLOSE BEACONSFIELD  
VIC 3807**

4 3 3

Sold Price **\$1,510,000** Sold Date **05-Mar-24**

Distance **0.56km**



**14 PIERMONT DRIVE BERWICK VIC  
3806**

4 3 -

Sold Price <sup>RS</sup> **\$1,567,500** Sold Date **21-May-24**

Distance **1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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