

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

56 Copper Beech Road 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

\$324,700

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Other

Suburb

Beaconsfield

Period-from

01 Sep 2019

to

31 Aug 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

53 Copper Beech Road Beaconsfield VIC 3807	\$324,000	22-Jun-20
9 Sakura Drive Beaconsfield VIC 3807	\$332,500	19-Jun-20
7 Sakura Drive Beaconsfield VIC 3807	\$341,250	11-Jul-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: 12 September 2020



**53 Copper Beech Road
Beaconsfield VIC 3807**

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Sold Price **\$324,000** Sold Date **22-Jun-20**

Distance **0.05km**



9 Sakura Drive Beaconsfield VIC 3807

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  -
  2

Sold Price **\$332,500** Sold Date **19-Jun-20**

Distance **0.05km**



7 Sakura Drive Beaconsfield VIC 3807

 3
  2
  1

Sold Price **\$341,250** Sold Date **11-Jul-20**

Distance **0.06km**

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

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