

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

10 Goff Street, Beaconsfield Vic 3807

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$730,000

&

\$803,000

Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Beaconsfield

Period - From

01/07/2021

to

30/06/2022

Source

REIV

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 six 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
1	6 Lyle Av BEACONSFIELD 3807	\$960,000	13/04/2022
2	6 Timberside Dr BEACONSFIELD 3807	\$920,000	11/05/2022
3	11 Ann St BEACONSFIELD 3807	\$750,000	30/08/2022

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 six months.~~

This Statement of Information was prepared on:

08/10/2022 10:43



Property Type: House (Previously Occupied - Detached)
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$803,000
Median House Price
Year ending June 2022: \$1,080,000

Comparable Properties



6 Lyle Av BEACONSFIELD 3807 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 13/04/2022
Property Type: House
Land Size: 891 sqm approx



6 Timberside Dr BEACONSFIELD 3807 (VG)

Agent Comments



Price: \$920,000
Method: Sale
Date: 11/05/2022
Property Type: House (Res)
Land Size: 627 sqm approx



11 Ann St BEACONSFIELD 3807 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 30/08/2022
Property Type: House
Land Size: 860 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000