

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

23 HUGHENDON ROAD BEACONSFIELD UPPER VIC 3808

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Jul 2023

to

30 Jun 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

51 SALISBURY ROAD BEACONSFIELD UPPER VIC 3808	1100000	07-May-24
115 QUAMBY ROAD GUYS HILL VIC 3807	1710000	18-Apr-24
11 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808	880000	15-Feb-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: 30 July 2024



**51 SALISBURY ROAD
BEACONSFIELD UPPER VIC 3808**

4 2 2

Sold Price ^{RS} **1100000** Sold Date **07-May-24**

Distance **0.94km**



**115 QUAMBY ROAD GUYS HILL VIC
3807**

4 2 4

Sold Price ^{RS} **1710000** ^{UN} Sold Date **18-Apr-24**

Distance **1.79km**



**11 STONEY CREEK ROAD
BEACONSFIELD UPPER VIC 3808**

2 1 3

Sold Price **880000** Sold Date **15-Feb-24**

Distance **1.52km**

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

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