

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

516 Kenilworth Avenue 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

\$352,450

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Beaconsfield

Period-from

01 Jan 2020

to

31 Dec 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

15 Gardenia Drive Beaconsfield VIC 3807	\$335,500	06-Aug-20
470 Kenilworth Avenue Beaconsfield VIC 3807	\$358,200	08-Dec-20
12 Sakura Drive Beaconsfield VIC 3807	\$358,750	13-Nov-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: 26 January 2021



15 Gardenia Drive Beaconsfield VIC 3807

Sold Price

\$335,500

Sold Date **06-Aug-20**

 5  3  2

Distance **0.09km**



**470 Kenilworth Avenue
Beaconsfield VIC 3807**

Sold Price

\$358,200

Sold Date **08-Dec-20**

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Distance **0.2km**



12 Sakura Drive Beaconsfield VIC 3807

Sold Price

\$358,750

Sold Date **13-Nov-20**

 1  1  -

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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