

## 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

29 GARDENIA DRIVE 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

\$449,000

&

\$493,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,017,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Oct 2023

to

30 Sep 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

LOT 746 HANSEL AVENUE OFFICER VIC 3809	\$488,000	31-Jul-24
LOT 736 CHARMING LOOP OFFICER VIC 3809	\$493,000	31-Jan-24
15 WATTLE CRESCENT BEACONSFIELD VIC 3807	\$480,000	05-Jul-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: 14 October 2024

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**LOT 746 HANSEL AVENUE  
OFFICER VIC 3809**

- - -

Sold Price **\$488,000** Sold Date **31-Jul-24**

Distance **1.16km**



**LOT 736 CHARMING LOOP  
OFFICER VIC 3809**

- - -

Sold Price **\$493,000** Sold Date **31-Jan-24**

Distance **1.22km**



**15 WATTLE CRESCENT  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$480,000** Sold Date **05-Jul-24**

Distance **0.35km**

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

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