

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 Hammerwood Green 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Oct 2020

to

30 Sep 2021

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

22 Hammerwood Green Beaconsfield VIC 3807	\$600,000	20-May-21
23 Monica Way Beaconsfield VIC 3807	\$628,000	21-Jun-21
18 Dodson Road Officer VIC 3809	\$585,000	09-Aug-21

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: 28 October 2021



**22 Hammerwood Green
Beaconsfield VIC 3807**

 3  2  1

Sold Price **\$600,000** Sold Date **20-May-21**

Distance **0.04km**



**23 Monica Way Beaconsfield VIC
3807**

 4  2  1

Sold Price **\$628,000** Sold Date **21-Jun-21**

Distance **0.68km**



18 Dodson Road Officer VIC 3809

 3  2  2

Sold Price **\$585,000** Sold Date **09-Aug-21**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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