

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

3/81 Old Princes Highway 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Dec 2020

to

30 Nov 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

5/44 Railway Avenue Beaconsfield VIC 3807	\$500,500	21-Aug-21
3/107-109 Old Princes Highway Beaconsfield VIC 3807	\$525,500	30-Sep-21
1/87 Old Princes Highway Beaconsfield VIC 3807	\$515,000	10-Nov-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.

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**first
national**
REAL ESTATE

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**5/44 Railway Avenue Beaconsfield
VIC 3807**

2 1 1

Sold Price

\$500,500

Sold Date

21-Aug-21

Distance

0.41km



**3/107-109 Old Princes Highway
Beaconsfield VIC 3807**

2 1 1

Sold Price

^{RS} **\$525,500**

Sold Date

30-Sep-21

Distance

0.28km



**1/87 Old Princes Highway
Beaconsfield VIC 3807**

2 1 1

Sold Price

^{RS} **\$515,000**

Sold Date

10-Nov-21

Distance

0.08km



**2/99 Old Princes Highway
Beaconsfield VIC 3807**

2 1 1

Sold Price

- Sold Date

18-Jul-21

Distance

0.19km



**3/83 Old Princes Highway
Beaconsfield VIC 3807**

2 1 1

Sold Price

\$400,000

Sold Date

24-Dec-20

Distance

0.03km



**4/91 Old Princes Highway
Beaconsfield VIC 3807**

2 1 1

Sold Price

\$480,000

Sold Date

21-Dec-20

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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