



STATEMENT OF INFORMATION

16 DOUBLE DELIGHT DRIVE, BEACONSFIELD, VIC 3807

PREPARED BY PRESTIGE GROUP REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 DOUBLE DELIGHT DRIVE,

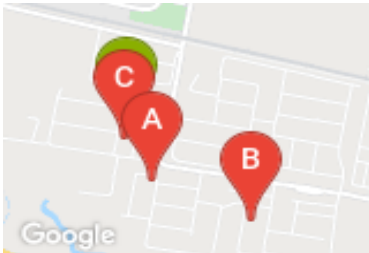
 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$640,000 to \$660,000

MEDIAN SALE PRICE



BEACONSFIELD, VIC, 3807

Suburb Median Sale Price (House)

\$842,500

01 October 2020 to 30 September 2021

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 GENE DR, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$720,000**

Sale Date: 01/11/2021

Distance from Property: 211m



7 HESTER ST, OFFICER, VIC 3809

 4  2  2

Sale Price

\$721,000

Sale Date: 21/06/2021

Distance from Property: 527m



8 DOUBLE DELIGHT DR, BEACONSFIELD, VIC

 3  2  2

Sale Price

\$653,000

Sale Date: 27/06/2021

Distance from Property: 46m



This report has been compiled on 24/11/2021 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

16 DOUBLE DELIGHT DRIVE, BEACONSFIELD, VIC 3807

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$640,000 to \$660,000

Median sale price

Median price

\$842,500

Property type

House

Suburb

BEACONSFIELD

Period

01 October 2020 to 30 September 2021

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

1 GENE DR, OFFICER, VIC 3809	*\$720,000	01/11/2021
7 HESTER ST, OFFICER, VIC 3809	\$721,000	21/06/2021
8 DOUBLE DELIGHT DR, BEACONSFIELD, VIC 3807	\$653,000	27/06/2021

This Statement of Information was prepared

24/11/2021