

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

2/60-64 WOODS STREET 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

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/81 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$507,500	05-Feb-22
1/87 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$515,000	10-Nov-21
3/107-109 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$525,500	27-Sep-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: 20 April 2022

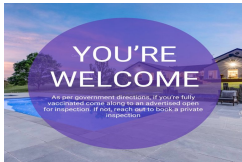


**3/81 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$507,500** Sold Date **05-Feb-22**

Distance -



**1/87 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$515,000** Sold Date **10-Nov-21**

Distance -



**3/107-109 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$525,500** Sold Date **27-Sep-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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