

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

9 Iceberg Road 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

\$395,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,200

Property type

Land

Suburb

Beaconsfield

Period-from

01 Jul 2020

to

30 Jun 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

32 Gardenia Drive Beaconsfield VIC 3807	\$401,100	04-Feb-21
498 Kenilworth Avenue Beaconsfield VIC 3807	\$355,200	03-Feb-21
16 Gardenia Drive Beaconsfield VIC 3807	\$355,950	02-Feb-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: 02 July 2021



32 Gardenia Drive Beaconsfield VIC 3807

Sold Price

\$401,100

Sold Date

04-Feb-21

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Distance

0.36km



**498 Kenilworth Avenue
Beaconsfield VIC 3807**

Sold Price

\$355,200

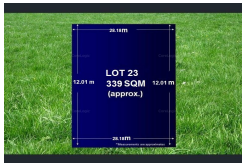
Sold Date

03-Feb-21

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Distance

0.4km



16 Gardenia Drive Beaconsfield VIC 3807

Sold Price

\$355,950

Sold Date

02-Feb-21

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Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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