

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

3/27-33 BEACONSFIELD AVENUE 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,750

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/27-33 BEACONSFIELD AVENUE BEACONSFIELD VIC 3807	\$535,000	17-Jun-24
1/91 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$532,500	16-Jul-24
4/7-9 BEACONSFIELD AVENUE BEACONSFIELD VIC 3807	\$495,000	23-Apr-24

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: 17 July 2024

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**2/27-33 BEACONSFIELD AVENUE
BEACONSFIELD VIC 3807**

2 1 1

Sold Price

RS

\$535,000

Sold Date

17-Jun-24

Distance

0.02km

**1/91 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

2 1 1

Sold Price

RS

\$532,500

Sold Date

16-Jul-24

Distance

0.24km

**4/7-9 BEACONSFIELD AVENUE
BEACONSFIELD VIC 3807**

2 1 1

Sold Price

\$495,000

Sold Date

23-Apr-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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