

## 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

7 SOUTH RIDGE COURT BEACONSFIELD VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,290,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Aug 2021

to

31 Jul 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

9-11 BROOKVALE CLOSE BEACONSFIELD VIC 3807	\$1,350,000	03-Aug-22
14 AIDENS WAY BEACONSFIELD VIC 3807	\$1,300,000	08-Mar-22
21 WINDSOR DRIVE BEACONSFIELD VIC 3807	\$1,290,000	28-May-22

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: 24 August 2022


**9-11 BROOKVALE CLOSE  
BEACONSFIELD VIC 3807**

 4
  2
  4

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **03-Aug-22**

Distance **1.58km**


**14 AIDENS WAY BEACONSFIELD  
VIC 3807**

 4
  2
  2

Sold Price **\$1,300,000** Sold Date **08-Mar-22**

Distance **0.62km**


**21 WINDSOR DRIVE  
BEACONSFIELD VIC 3807**

 4
  3
  2

Sold Price **\$1,290,000** Sold Date **28-May-22**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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