

# STATEMENT OF INFORMATION

46A BEACONSFIELD-EMERALD ROAD, BEACONSFIELD UPPER, VIC 3808
PREPARED BY OCTAVIAN GHEORGHIU, AREA SPECIALIST, PHONE: 0412413750

# AREA SPECIALIST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 46A BEACONSFIELD-EMERALD ROAD,







**Indicative Selling Price** 

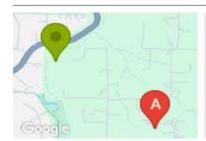
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$790,000 to \$869,000

Provided by: Octavian Gheorghiu, Area Specialist

## **MEDIAN SALE PRICE**



# **BEACONSFIELD UPPER, VIC, 3808**

**Suburb Median Sale Price (Vacant Land)** 

\$551,000

01 July 2024 to 30 June 2025

Provided by: pricefinder

# **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 agents representative considers to be most comparable to the property for sale.

333 RIX RD, OFFICER, VIC 3809







Sale Price

\$337,400

Sale Date: 05/03/2024

Distance from Property: 7.7km

7 PEARL ST, OFFICER, VIC 3809







Sale Price

\$330,000

Sale Date: 27/06/2024

Distance from Property: 7.8km



8 FAIRHAZEL CRT, BEACONSFIELD UPPER, VIC 🕮 3 🕒 1 🚓 -







Sale Price

\$551.000

Sale Date: 19/07/2024

Distance from Property: 803m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

# Property offered for sale

Address Including suburb and postcode

46A BEACONSFIELD-EMERALD ROAD, BEACONSFIELD UPPER, VIC 3808

#### Indicative selling price

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

Price Range: \$790,000 to \$869,000

## Median sale price

Median price	\$551,000	Property type	Vacant Land		Suburb	BEACONSFIELD UPPER
Period	01 July 2024 to 30 June 2025		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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
333 RIX RD, OFFICER, VIC 3809	\$337,400	05/03/2024
7 PEARL ST, OFFICER, VIC 3809	\$330,000	27/06/2024
8 FAIRHAZEL CRT, BEACONSFIELD UPPER, VIC 3808	\$551,000	19/07/2024

This Statement of Information was prepared on:

10/07/2025

