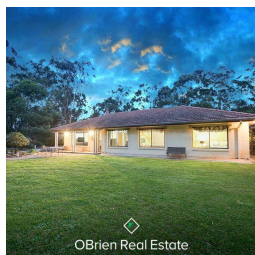


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



OBrien Real Estate

170 BEACONSFIELD-EMERALD ROAD,



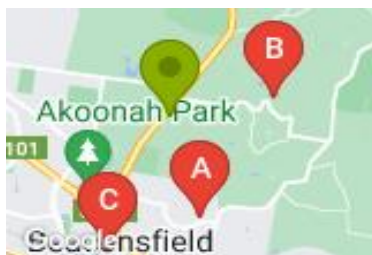
## Indicative Selling Price

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

Price Range: **\$1,700,000 to \$1,870,000**

Provided by: Ray White Pakenham, Ray White Corporate Default

## MEDIAN SALE PRICE



BEACONSFIELD, VIC, 3807

Suburb Median Sale Price (House)

**\$905,000**

01 October 2022 to 31 March 2023

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 agent's representative considers to be most comparable to the property for sale.



9 NORTH HIDDEN VALLEY CCT,



Sale Price

**\$1,725,000**

Sale Date: 21/03/2023

Distance from Property: 1.5km



135 PAYNE RD, BEACONSFIELD, VIC 3807



Sale Price

**\*\$2,800,000**

Sale Date: 01/06/2023

Distance from Property: 1.4km



49-51 WOODS ST, BEACONSFIELD, VIC 3807



Sale Price

**\*\$1,308,000**

Sale Date: 20/05/2023

Distance from Property: 2.1km



This report has been compiled on 14/06/2023 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

170 BEACONSFIELD-EMERALD ROAD, BEACONSFIELD, VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,700,000 to \$1,870,000

### Median sale price

Median price

\$905,000

Property type

House

Suburb

BEACONSFIELD

Period

01 October 2022 to 31 March 2023

Source

 pricfinder

### 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 agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

9 NORTH HIDDEN VALLEY CCT, BEACONSFIELD, VIC 3807	\$1,725,000	21/03/2023
135 PAYNE RD, BEACONSFIELD, VIC 3807	*\$2,800,000	01/06/2023
49-51 WOODS ST, BEACONSFIELD, VIC 3807	*\$1,308,000	20/05/2023

This Statement of Information was prepared on:

14/06/2023