

## 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

3/27-29 SOUTER STREET 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

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Mar 2023

to

29 Feb 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

1/60-64 WOODS STREET BEACONSFIELD VIC 3807	\$530,000	26-Oct-23
4/95 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$570,000	23-Nov-23
4/107-109 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$557,000	27-Feb-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: 01 March 2024



**1/60-64 WOODS STREET  
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$530,000** Sold Date **26-Oct-23**

Distance **0.16km**



**4/95 OLD PRINCES HIGHWAY  
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$570,000** Sold Date **23-Nov-23**

Distance **0.21km**



**4/107-109 OLD PRINCES HIGHWAY** Sold Price **RS \$557,000**  
**BEACONSFIELD VIC 3807**

 2  1  1

Sold Date **27-Feb-24**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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