

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

3/8 HAIR COURT 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Oct 2022

to

30 Sep 2023

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

| | | |
|---------------------------------------|-----------|-----------|
| 17C SYLVIA ROAD BEACONSFIELD VIC 3807 | \$750,000 | 29-Apr-23 |
| 2/8 HAIR COURT BEACONSFIELD VIC 3807 | \$715,000 | 24-May-23 |
| 17A SYLVIA ROAD BEACONSFIELD VIC 3807 | \$685,000 | 20-Sep-23 |

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: 16 October 2023



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17C SYLVIA ROAD BEACONSFIELD VIC 3807 Sold Price **\$750,000** Sold Date **29-Apr-23**
Distance **0.85km**

3 2 1



2/8 HAIR COURT BEACONSFIELD VIC 3807 Sold Price ^{RS} **\$715,000** Sold Date **24-May-23**
Distance **0km**

4 3 1



17A SYLVIA ROAD BEACONSFIELD VIC 3807 Sold Price ^{RS} **\$685,000** Sold Date **20-Sep-23**
Distance **0.85km**

3 2 1

RS = Recent sale **UN** = Undisclosed Sale

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