

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

34 NORTH HIDDEN VALLEY CIRCUIT 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

\$1,650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,064,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Apr 2023

to

31 Mar 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

13 AMELIA CLOSE BEACONSFIELD VIC 3807	\$1,510,000	04-Mar-24
4 MARCANNA PLACE BEACONSFIELD VIC 3807	\$1,720,000	09-Nov-23
1 WARE PLACE BERWICK VIC 3806	\$1,650,000	13-Nov-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: 19 April 2024



**13 AMELIA CLOSE BEACONSFIELD
VIC 3807**

4 3 3

Sold Price

^{RS}

\$1,510,000

Sold Date

04-Mar-24

Distance

0.56km



**4 MARCANNA PLACE
BEACONSFIELD VIC 3807**

5 2 2

Sold Price

\$1,720,000

Sold Date

09-Nov-23

Distance

0.65km



1 WARE PLACE BERWICK VIC 3806

6 4 5

Sold Price

\$1,650,000

Sold Date

13-Nov-23

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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