

## 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

79 ONEIL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Sep 2022

to

31 Aug 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

4 JORDAN COURT BEACONSFIELD VIC 3807	\$1,680,000	16-Jun-23
9 NORTH HIDDEN VALLEY CIRCUIT BEACONSFIELD VIC 3807	\$1,725,000	21-Mar-23
305 ONEIL ROAD BEACONSFIELD VIC 3807	\$1,800,000	21-Jul-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: 18 September 2023



**4 JORDAN COURT BEACONSFIELD VIC 3807** Sold Price <sup>RS</sup> **\$1,680,000** Sold Date **16-Jun-23**

 5  3  4

Distance **0.72km**



**9 NORTH HIDDEN VALLEY CIRCUIT BEACONSFIELD VIC 3807** Sold Price **\$1,725,000** Sold Date **21-Mar-23**

 4  2  3

Distance **0.21km**



**305 ONEIL ROAD BEACONSFIELD VIC 3807** Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **21-Jul-23**

 5  2  4

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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