

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

8 ADAMSON ROAD 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

\$950,000

&

\$1,045,000

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

9 HUDSON STREET BEACONSFIELD VIC 3807	\$1,005,000	19-Dec-23
3 ANN STREET BEACONSFIELD VIC 3807	\$1,010,000	23-Oct-23
25 AMELIA CLOSE BEACONSFIELD VIC 3807	\$1,000,500	23-Mar-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: 19 April 2024

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**9 HUDSON STREET
BEACONSFIELD VIC 3807**

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Sold Price **\$1,005,000** Sold Date **19-Dec-23**Distance **0.14km****3 ANN STREET BEACONSFIELD
VIC 3807**

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Sold Price **\$1,010,000** Sold Date **23-Oct-23**Distance **0.87km****25 AMELIA CLOSE BEACONSFIELD
VIC 3807**

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Sold Price ^{RS} **\$1,000,500** Sold Date **23-Mar-24**Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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