

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 MARCANNA PLACE 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

\$1,345,000

&

\$1,395,000

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

75 FIELDSTONE BOULEVARD BEACONSFIELD VIC 3807	\$1,360,000	09-Mar-24
10 EARNLEY WAY OFFICER VIC 3809	\$1,360,000	08-Dec-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.

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**75 FIELDSTONE BOULEVARD
BEACONSFIELD VIC 3807**

4 2 3

Sold Price ^{RS} **\$1,360,000** Sold Date **09-Mar-24**

Distance **1km**



**10 EARNLEY WAY OFFICER VIC
3809**

4 2 2

Sold Price **\$1,360,000** Sold Date **08-Dec-23**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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