

## 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

9 WOODS POINT DRIVE 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

\$1,375,000

&

\$1,512,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Nov 2022

to

31 Oct 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

36 JANET BOWMAN BOULEVARD BEACONSFIELD VIC 3807	\$1,460,000	06-Apr-23
3 GOLDRUSH COURT BEACONSFIELD VIC 3807	\$1,450,000	04-Jun-22
4 MARCANNNA PLACE BEACONSFIELD VIC 3807	\$1,500,000	15-Feb-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: 21 November 2023

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**36 JANET BOWMAN BOULEVARD  
 BEACONSFIELD VIC 3807**

 4  2  4

Sold Price **\$1,460,000** Sold Date **06-Apr-23**

Distance **0.17km**



**3 GOLDRUSH COURT  
 BEACONSFIELD VIC 3807**

 5  2  2

Sold Price **\$1,450,000** Sold Date **04-Jun-22**

Distance **0.27km**



**4 MARCANNA PLACE  
 BEACONSFIELD VIC 3807**

 5  2  2

Sold Price **\$1,500,000** Sold Date **15-Feb-23**

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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