

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

1 GRANGE 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

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Apr 2022

to

31 Mar 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

3 SHANNON WAY BERWICK VIC 3806	\$910,000	20-Feb-23
8 HARBOUR STREET BEACONSFIELD VIC 3807	\$905,000	18-Jan-23
16 PIERMONT DRIVE BERWICK VIC 3806	\$982,500	01-Mar-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: 04 April 2023



3 SHANNON WAY BERWICK VIC 3806

 4  2  3

Sold Price

^{RS}

\$910,000

Sold Date

20-Feb-23

Distance

1.71km



8 HARBOUR STREET BEACONSFIELD VIC 3807

 4  2  2

Sold Price

\$905,000

Sold Date

18-Jan-23

Distance

0.23km



16 PIERMONT DRIVE BERWICK VIC 3806

 3  2  2

Sold Price

^{RS}

\$982,500

^{UN}

Sold Date

01-Mar-23

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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