

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

4/38-40 WOODS STREET 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

~~\$1,000,000~~
\$573,500

Property type

~~House~~
Unit

Suburb

Beaconsfield

Period-from

01 Jun 2023

to

31 May 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

2/60-64 WOODS STREET BEACONSFIELD VIC 3807	\$535,000	09-Apr-24
3/27-29 SOUTER STREET BEACONSFIELD VIC 3807	\$573,500	17-Mar-24
4/107-109 OLD PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$557,000	13-Feb-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: 07 June 2024



**2/60-64 WOODS STREET
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$535,000** Sold Date **09-Apr-24**

Distance **0.15km**



**3/27-29 SOUTER STREET
BEACONSFIELD VIC 3807**

 2  2  1

Sold Price ^{RS} **\$573,500** Sold Date **17-Mar-24**

Distance **0.15km**



**4/107-109 OLD PRINCES HIGHWAY
BEACONSFIELD VIC 3807**

 2  1  1

Sold Price **\$557,000** Sold Date **13-Feb-24**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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