

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

5 Armstrong Road Beaconsfield Upper VIC 3808

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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Nov 2018

to

31 Oct 2019

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

1 Fairhazel Court Beaconsfield Upper VIC 3808	\$902,000	18-May-19
3 St Georges Road Beaconsfield Upper VIC 3808	\$1,070,000	01-Jun-19
6 McBride Road Beaconsfield Upper VIC 3808	\$1,195,000	29-Aug-19

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: 25 November 2019



1 Fairhazel Court Beaconsfield Upper VIC 3808

 4
  2
  17

Sold Price **\$902,000** Sold Date **18-May-19**

Distance **0.68km**



3 St Georges Road Beaconsfield Upper VIC 3808

 3
  1
  2

Sold Price **\$1,070,000** Sold Date **01-Jun-19**

Distance **1.29km**



6 McBride Road Beaconsfield Upper VIC 3808

 5
  2
  2

Sold Price **\$1,195,000** Sold Date **29-Aug-19**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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