

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

1/7 Hudson 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,250

Property type

Unit

Suburb

Beaconsfield

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

7/241 Soldiers Road Beaconsfield VIC 3807	\$615,000	23-Oct-19
6 Kevin Close Beaconsfield VIC 3807	\$610,000	21-Oct-19
5/241 Soldiers Road Beaconsfield VIC 3807	\$610,000	07-Jul-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: 19 November 2019



7/241 Soldiers Road Beaconsfield VIC 3807

 4  3  2

Sold Price ^{RS} **\$615,000** Sold Date **23-Oct-19**

Distance **0.22km**



6 Kevin Close Beaconsfield VIC 3807

 4  2  2

Sold Price **\$610,000** Sold Date **21-Oct-19**

Distance **0.08km**



5/241 Soldiers Road Beaconsfield VIC 3807

 4  3  2

Sold Price Sold Date **07-Jul-19**

Distance **0.26km**

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

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