

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 41 Railway Avenue, Beaconsfield, VIC 3807

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$560,000

&

\$600,000

Median sale price

Median price

\$750,500

Property Type

House

Suburb

Beaconsfield (3807)

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
19 HUDSON STREET, BEACONSFIELD VIC 3807	\$615,000	10/06/2020
36 JARRYD CRESCENT, BERWICK VIC 3806	\$624,000	17/06/2020
14 HAMPTON COURT, BEACONSFIELD VIC 3807	\$600,000	01/04/2020

This Statement of Information was prepared on: 02/10/2020