

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

42 WATTLE CRESCENT 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

\$457,600

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,500

Property type

Land

Suburb

Beaconsfield

Period-from

01 Nov 2021

to

31 Oct 2022

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

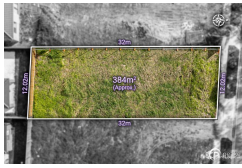
Date of sale

| | | |
|---|-----------|-----------|
| 494 KENILWORTH AVENUE BEACONSFIELD VIC 3807 | \$475,000 | 02-Jul-22 |
| 44 BARBARA AVENUE OFFICER VIC 3809 | \$465,000 | 01-Aug-22 |
| 82 FAIRGROUND PROMENADE BERWICK VIC 3806 | \$400,000 | 15-Aug-22 |

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: 03 November 2022

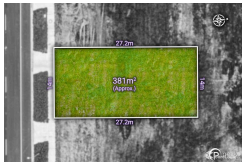


**494 KENILWORTH AVENUE
BEACONSFIELD VIC 3807**

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Sold Price **\$475,000** Sold Date **02-Jul-22**

Distance **0.27km**



**44 BARBARA AVENUE OFFICER
VIC 3809**

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Sold Price **\$465,000** Sold Date **01-Aug-22**

Distance **1.07km**



**82 FAIRGROUND PROMENADE
BERWICK VIC 3806**

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Sold Price **\$400,000** Sold Date **15-Aug-22**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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