

## 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

12 Amelia Close Beaconsfield VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Nov 2019

to

31 Oct 2020

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

4 Ivy Court Beaconsfield VIC 3807	\$665,000	02-May-20
13 Timberside Drive Beaconsfield VIC 3807	\$677,500	10-Jul-20
28 Hammerwood Green Beaconsfield VIC 3807	\$650,000	10-Jul-20

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: 24 November 2020



**4 Ivy Court Beaconsfield VIC 3807** Sold Price **\$665,000** Sold Date **02-May-20**

 3  2  2

Distance **0.22km**



**13 Timberside Drive Beaconsfield VIC 3807** Sold Price **\$677,500** Sold Date **10-Jul-20**

 3  2  2

Distance **0.31km**



**28 Hammerwood Green Beaconsfield VIC 3807** Sold Price **\$650,000** Sold Date **10-Jul-20**

 3  2  2

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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