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	2 GLAMIS RISE 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	$990,000	&	$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$995,250	Property type	House	Suburb	Beaconsfield
Period-from	01 May 2024	to	30 Apr 2025	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
8 MOUNTAIN VIEW CIRCUIT BEACONSFIELD VIC 3807	$1,060,000	17-Dec-24
33 CARDINIA STREET BERWICK VIC 3806	$1,075,000	17-Dec-24
5 RIVIERA DRIVE BERWICK VIC 3806	$1,070,000	11-Dec-24

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: 20 May 2025

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8 MOUNTAIN VIEW CIRCUIT BEACONSFIELD VIC 3807

4 2 2

Sold Price **$1,060,000** Sold Date **17-Dec-24**

Distance **1.88km**

33 CARDINIA STREET BERWICK VIC 3806

4 2 2

Sold Price **$1,075,000** Sold Date **17-Dec-24**

Distance **2.62km**

5 RIVIERA DRIVE BERWICK VIC 3806

4 2 2

Sold Price **$1,070,000** Sold Date **11-Dec-24**

Distance **2.76km**

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

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