Harcourts
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Gumview Court 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$728,000	*House	X	~~*Unit~~		Suburb	Beaconsfield
Period-from	01 Sep 2018	to	31 Aug 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
93 Fieldstone Boulevard Beaconsfield VIC 3807	$634,100	24-Apr-19
10 Sylvia Road Beaconsfield VIC 3807	$605,000	04-Jun-19
36 Portchester Boulevard Beaconsfield VIC 3807	$640,000	05-Sep-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: 10 September 2019

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93 Fieldstone Boulevard Beaconsfield VIC 3807

3 2 1

Sold Price **$634,100** Sold Date **24-Apr-19**

Distance **0.1km**



10 Sylvia Road Beaconsfield VIC 3807

4 2 2

Sold Price **$605,000** Sold Date **04-Jun-19**

Distance **1.01km**



36 Portchester Boulevard Beaconsfield VIC 3807

4 2 2

Sold Price RS **$640,000** Sold Date **05-Sep-19**

Distance **1.86km**

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

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