

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 6 Ann Street Beaconsfield

### Indicative selling price

Range between: \$695,000 to \$764,000

### Median sale price

Median Price: \$631,250    House    Suburb: Beaconsfield

Period - From: May 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### **32 John Fisher Drive Berwick**

**3 Bed 2 Bath 2 Car**

**Sold \$742,000**  
**Date Sold 26/07/17**  
**Land 720 SqM**

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#### **32 Scenic Drive Beaconsfield**

**4 Bed 2 Bath 2 Car**

**Sold \$720,000**  
**Date Sold 29/06/17**  
**Land 648 SqM**

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#### **27 Timberside Drive Beaconsfield**

**5 Bed 2 Bath 2 Car**

**Sold \$750,000**  
**Date Sold 17/06/17**  
**Land 950 SqM**

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