
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

135 Beaconsfield-Emerald Road, Beaconsfield Upper, VIC 3808

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$865,000 & \$920,000

MEDIAN SALE PRICE

Median price \$885,000 | House | Beaconsfield Upper (3808)

Period - From 1 June 2017 to 30 June 2017 | Source - re.com

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres 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.

Address of Comparable Property	Price	Date of Sale
24 BRENNAN AVE, BEACONSFIELD UPPER VIC 3808	\$950,000	19/05/2017
74 STONEY CREEK RD, BEACONSFIELD UPPER VIC 3808	\$935,000	15/07/2017
20 ST GEORGES RD, BEACONSFIELD UPPER VIC 3808	\$893,000	11/04/2017