



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

7 Sylvia Road, Beaconsfield, VIC 3807

INDICATIVE SELLING PRICE

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

Range Between \$670,000 & \$737,000

MEDIAN SALE PRICE

Median price \$661,000 | House | Beaconsfield (3807)

Period - From 1 October 2017 to 13 February 2018 | Source - CoreLogic

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
6 ANN STREET, BEACONSFIELD VIC 3807	\$720,000	01/09/2017
2 LYLE AVENUE, BEACONSFIELD VIC 3807	\$720,000	05/10/2017
24 LYLE AVENUE, BEACONSFIELD VIC 3807	\$690,000	02/02/2018