



**STATEMENT OF INFORMATION**

Prepared on 30th August 2017

**House Offered for Sale**

49 O’Neil Road, Beaconsfield



**Indicative Selling Price**

\$800,000—\$850,000

**Median Sale Price of houses in Beaconsfield Upper from Dec 2016 —August 2017**

\$692,500

**Comparable Sales**

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent’s representative considers to be the most comparable to the property



5 Diggers Court, Beaconsfield



Sold Price \$883,000

Sold Date 19th July 2017



2 Scott Lee Drive, Beaconsfield



Sold Price \$845,000

Sold Date 27th May 2017



7 Tranquillity Place Beaconsfield



Sold Price \$832,000

Sold Date 07th April 2017

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