

## 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 8 Coach House Lane, Beaconsfield

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,650,000 & \$1,815,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$680,000 \*House  \*Unit  Suburb Beaconsfield

Period - From 01/06/2016 to 31/07/2017 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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 six months.