



# STATEMENT OF INFORMATION

44 BRUNT ROAD, BEACONSFIELD, VIC 3807

PREPARED BY LJ HOOKER PAKENHAM, 45 JOHN STREET PAKENHAM

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**44 BRUNT ROAD, BEACONSFIELD, VIC**

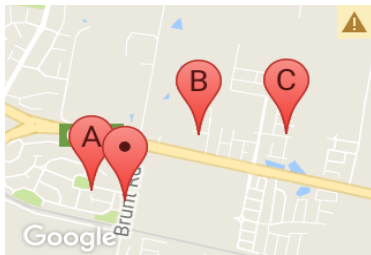
 3  2  3

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$580,000 to \$638,000**

## MEDIAN SALE PRICE



**BEACONSFIELD, VIC, 3807**

Suburb Median Sale Price (House)

**\$670,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**15 STIRLING CCT, BEACONSFIELD, VIC 3807**

 4  2  2

Sale Price

**\*\$635,000**

Sale Date: 27/08/2017

Distance from Property: 224m



**5 BURGESS AVE, OFFICER, VIC 3809**

 4  2  2

Sale Price

**\$610,000**

Sale Date: 25/07/2017

Distance from Property: 680m



**15 HEDGEVALE DR, OFFICER, VIC 3809**

 3  2  2

Sale Price

**\$636,500**

Sale Date: 31/08/2017

Distance from Property: 1.2km



This report has been compiled on 15/11/2017 by LJ Hooker Pakenham. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# 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

44 BRUNT ROAD, BEACONSFIELD, VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$580,000 to \$638,000

### Median sale price

Median price

\$670,000

House

Unit

Suburb

BEACONSFIELD

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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
15 STIRLING CCT, BEACONSFIELD, VIC 3807	*\$635,000	27/08/2017
5 BURGESS AVE, OFFICER, VIC 3809	\$610,000	25/07/2017
15 HEDGEVALE DR, OFFICER, VIC 3809	\$636,500	31/08/2017