

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 77B Beaconsfield-Emerald Road, Beaconsfield Upper, VIC 3808

Indicative selling price

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

Single Price \$820,000

Median sale price

Median price \$947,500 Property Type House Suburb Beaconsfield Upper (3808)

Period - From 01/11/2018 to 31/10/2019 Source corelogic

Comparable property sales

A 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 |
|--|-----------|--------------|
| 16 PAUL GROVE, BEACONSFIELD UPPER VIC 3808 | \$640,000 | 19/09/2019 |
| 3 GRANT COURT, BEACONSFIELD UPPER VIC 3808 | \$630,000 | 14/08/2019 |
| 1 FAIRHAZEL COURT, BEACONSFIELD UPPER VIC 3808 | \$902,000 | 18/05/2019 |

This Statement of Information was prepared on: 11/11/2019