

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MANOR WAY, BEACONSFIELD, VIC 3807 3 2 2

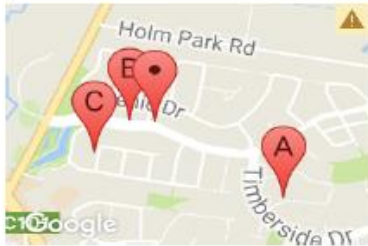
Indicative Selling Price

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

Price Range: **\$760,000 to \$835,000**

Provided by: Marie Kovacs, Eview Group South East

MEDIAN SALE PRICE



BEACONSFIELD, VIC, 3807

Suburb Median Sale Price (House)

\$651,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



7 TRANQUILLITY PL, BEACONSFIELD, VIC 3807 4 3 2

Sale Price

\$832,000

Sale Date: 07/04/2017

Distance from Property: 512m



13 FIELDSTONE BVD, BEACONSFIELD, VIC

4 2 2

Sale Price

\$800,000

Sale Date: 07/07/2017

Distance from Property: 82m



5 SUNHILL CRT, BEACONSFIELD, VIC 3807

3 2 2

Sale Price

\$771,000

Sale Date: 25/06/2017

Distance from Property: 233m



This report has been compiled on 22/08/2017 by Eview Group South East. Property Data Solutions Pty Ltd 2017 - 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

2 MANOR WAY, BEACONSFIELD, VIC 3807

Indicative selling price

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

Price Range: \$760,000 to \$835,000

Median sale price

Median price

\$651,500

House

X

Unit

Suburb

BEACONSFIELD

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
7 TRANQUILLITY PL, BEACONSFIELD, VIC 3807	\$832,000	07/04/2017
13 FIELDSTONE BVD, BEACONSFIELD, VIC 3807	\$800,000	07/07/2017
5 SUNHILL CRT, BEACONSFIELD, VIC 3807	\$771,000	25/06/2017