

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 40 North Hidden Valley Circuit Beaconsfield, VIC 3807

Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$780,000 *House X *Unit Suburb BEACONSFIELD VIC 3807

Period - From 01/11/2017 to 30/11/2018 Source www.realestate.com.au

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

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.