



Brett Donaldson
P 03 97047555
M 0417 306886
E sales@dmcre.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

18 Scenic Drive Beaconsfield VIC 3807

4 2 4

Indicative Selling Price

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

Range between \$680,000 & \$695,000

Median Sale Price

\$730,000 Houses in Beaconsfield between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



51 Scenic Drive Beaconsfield VIC 3807

4 2 2

Sold Price **\$745,000** Sold Date **19-Jul-18**

Distance **0.38km**



16 Castle Court Beaconsfield VIC 3807

4 2 2

Sold Price **\$670,000** Sold Date **16-Oct-18**

Distance **0.43km**



5 Wild Duck Way Beaconsfield VIC 3807

4 2 2

Sold Price **\$703,800** Sold Date **15-Aug-18**

Distance **0.51km**

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