

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 35 Grange 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 \$750,000 & \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$757,550 *House *Unit Suburb Beaconsfield VIC 3807

Period - From 01/02/2019 to 01/02/2019 Source Realestate.com.au

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

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
1 75 Scenic Drive, Beaconsfield VIC 3807	\$760,000	12/12/2018
2 24 Sanctuary Way, Beaconsfield VIC 3807	Not disclosed	17/01/2019
3 7 Wild Duck Way, Beaconsfield VIC 3807	\$750,000	21/03/2019