

Level 2/ 990 White-
horse Road, Box Hill
VIC 3128
(03) 8652 5031

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale:
5 WILD DUCK WAY, BEACONSFIELD VIC 3807

Indicative selling Price:
\$730,000 to \$750,000

Median Sale Price

| | | | | | | | |
|---------------|-----------|--------|---------------|--------|---------------------------------------------------------------|--------|--------------|
| Median Price | \$745,000 | *House | X | *Unit | | Suburb | Beaconsfield |
| Period - From | June 2017 | to | 2nd July 2018 | Source | realestate.com.au | | |

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 representatives considers to be most comparable to the property for sale;

| Address (comparable property) | Price | Date of Sale | Source |
|----------------------------------------------|-----------|--------------|---------|
| 32 Grange Circuit, Beaconsfield VIC 4/2/2 | \$726,000 | 06/2018 | REA.com |
| 5 Sanctuary Way, Beaconsfield VIC 4/2/2 | \$790,000 | 05/2018 | REA.com |
| 23 Lyle Ave, Beaconsfield VIC 4/3/2 | \$735,000 | 05/2018 | REA.com |