

## 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 23 Stoney Creek Road, Beaconsfield Upper VIC 3808

### Indicative selling price

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

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

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,142,500 \*House ☒ ☐ Suburb Beaconsfield Upper

Period - From 28/03/2019 to 05/04/2019 source [www.realestate.com.au](http://www.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. 93 Stoney Creek Road, Beaconsfield Upper	\$1,180,000	21/11/2018
2. 44 Beaconsfield-Emerald Road, Beaconsfield Upper	\$1,550,000	02/02/2018
3. 130 Cooinda Road, Beaconsfield	\$1,427,500	24/10/2018