

## 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	7 Vista Place, Beaconsfield 3807
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### 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)

Single price	\$*	or range between	\$735,000	&	\$795,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price	\$680,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Beaconsfield
Period - From	01/09/2016	to	11/11/2017	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. 46 Scenic Drive, Beaconsfield 3807	\$728,000	20/03/2017
2. 7 Fieldstone Boulevard, Beaconsfield 3807	\$730,000	07/05/2017
3. 13 Fieldstone Boulevard, Beaconsfield 3807	\$800,000	07/07/2017

OR

**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.

