

## Statement of Information

# 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

12 Grant Court Beaconsfield Upper VIC 3808

### 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

\$765,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$843,500

\*House

X

\*Unit

Suburb

Beaconsfield Upper

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### 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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 15 Grant Court Beaconsfield Upper VIC 3808       | \$770,000   | 05-Sep-18 |
| 24-26 Grant Court Beaconsfield Upper VIC 3808    | \$1,220,000 | 12-Jun-18 |
| 33 Stoney Creek Road Beaconsfield Upper VIC 3808 | \$840,000   | 14-Jun-18 |

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.~~

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**15 Grant Court Beaconsfield Upper  
VIC 3808**

Sold Price

**\$770,000**

Sold Date

**05-Sep-18**



4



3



2

Distance

**0.09km**



**24-26 Grant Court Beaconsfield  
Upper VIC 3808**

Sold Price

**\$1,220,000**

Sold Date

**12-Jun-18**



3



2



6

Distance

**0.11km**



**33 Stoney Creek Road Beaconsfield  
Upper VIC 3808**

Sold Price

**\$840,000**

Sold Date

**14-Jun-18**



2



2



2

Distance

**0.25km**

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