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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

37 Grange Circuit Beaconsfield VIC 3807

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

## Median Sale Price




\$726,000 Houses in Beaconsfield between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**35 Grange Circuit Beaconsfield VIC 3807** Sold Price **\$750,000** Sold Date **31-Mar-19**  
 5  2  2 Distance **0.02km**



**9 Grange Circuit Beaconsfield VIC 3807** Sold Price **\$772,500** Sold Date **03-Apr-19**  
 4  2  2 Distance **0.14km**



**2 Northview Court Beaconsfield VIC 3807** Sold Price **\$650,000** Sold Date **09-Nov-18**  
 4  2  2 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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