



**first
national**
REAL ESTATE

Neilson Partners

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 15 Beaconsfield-Emerald Road, Beaconsfield Upper

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 \$900,000 & \$990,000

Median sale price

(*Delete house or unit as applicable)

Median price \$911,000 *House x *Unit Suburb Beaconsfield Upper

Period - From April 2018 to June 2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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.