

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 28 McArthur Road, 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)

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

Median sale price

(*Delete house or unit as applicable)

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

Period - From 27/06/2019 to 31/06/2019 source 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. 37 Burton Road, Beaconsfield Upper	\$1,100,000	24/05/2019
2. 66-68 Stoney Creek Road, Beaconsfield Upper	\$1,030,000	04/02/2019
3. 24-26 Grant Court, Beaconsfield Upper	\$1,151,500	20/06/2019