



STATEMENT OF INFORMATION

Prepared on 3rd August 2017

House Offered for Sale

10 Sugarloaf Road, Beaconsfield Upper



Indicative Selling Price

\$980,000—\$1,030,000

Median Sale Price of houses in Beaconsfield Upper from July 2016—July 2017

\$897,000

Comparable Sales

These are the 3 properties sold within 15 kilometres of the property for sale in the last 12 months that the estate agent or agent’s representative considers to be the most comparable to the property



90 Beaconsfield Emerald Rd, Dewhursts

Sold Price \$1,050,000



Sold Date 20th Nov 2016



25 St Georges Road, Beaconsfield Upper

Sold Price \$1,032,000



Sold Date 30th July 2016

23 Reid Ave, Beaconsfield Upper

Sold Price \$1,180,000



Sold Date 1st April 2017

Disclaimer: Property Data Solutions Pty Ltd 2017. The materials presented on this site are distributed as an information source only. The information recorded in this document is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. Note: Pricefinder estimates provided via this site have been generated by use of proprietary computer software. Pricefinder estimates are NOT valuations and should not be used in lieu of a professional valuation. Users are advised to engage the services of a registered valuer in order to receive a comprehensive valuation. All data and information relating to local schools is provided by domain.com.au as a courtesy only. Users should check directly with the local schools to verify this data and/or information. No liability (in contract, tort or otherwise) will be accepted for any loss or damage incurred as a result of reliance upon any material contained in this publication, or for any information or advice provided in this publication or incorporated into it.