
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 18 Portchester Boulevard, Beaconsfield VIC 3807

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$700,000

&

\$770,000

Median sale price

Median price \$608,000

House

☒

Unit

☐

Suburb Beaconsfield

Period - From May 2016

To April 2017

Source CoreLogic

Comparable property sales

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
20 Scott Lee Drive, Beaconsfield	\$755,000	27 Jan 17
46 Scenic Drive, Beaconsfield	\$728,000	20 Mar 17
21 Sunhill Court, Beaconsfield	\$726,000	21 Mar 17

Property data source: rpp.rpdata.com. Generated on 22 May 2017.

Additional information about comparable sales.



**20 Scott Lee Drive Beaconsfield
VIC 3807**

 4  2  4

Sold Price

\$755,000

Sold Date

27-Jan-17

Distance

0.59km



**46 Scenic Drive Beaconsfield VIC
3807**

 4  2  2

Sold Price

\$728,000

Sold Date

20-Mar-17

Distance

1.85km

**21 Sunhill Court Beaconsfield VIC
3807**

 5  2  2

Sold Price

\$726,000

Sold Date

21-Mar-17

Distance

1.95km

