

## 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	4/2 Edinburgh Drive, Beaconsfield
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	\$*	or range between	\$450,000	&	\$490,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price	\$	*House		*Unit	X	Suburb	Beaconsfield
Period - From	01 Nov 2017	to	31 Oct 2018	Source	CoreLogic		

### 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
1/105 Old Beaconsfield Road. Beaconsfield	\$417,500	17 <sup>th</sup> Sep 18
3/91 Old Princes Hwy, Beaconsfield	\$520,000	10 <sup>th</sup> July 18
4/83 Old Princes Hwy, Beaconsfield	\$417,500	7 <sup>th</sup> Aug 18