



## 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)

11 Beaufort Parade, TAYLORS HILL, 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$576,000

&

\$610,000

### Median sale price

Median price

\$655,100

Property type

House

Suburb

TAYLORS HILL, 3037

Period from

07/07/2017

to

10/11/2017

Source

REA

### Comparable property sale

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

11 Catani Court, BURNSIDE HEIGHTS, 3023 Victoria

\$610,000

23/09/2017

34 Litchfield Way, TAYLORS HILL, 3037 Victoria

\$580,000

11/11/2017

49 The Esplanade, TAYLORS HILL, 3037 Victoria

\$576,000

08/07/2017