



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

357 Beaconsfield-Emerald Road, Guys Hill, VIC 3807

INDICATIVE SELLING PRICE

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

Range Between \$530,000 & \$580,000

MEDIAN SALE PRICE

Median price \$859,104 | House | Guys Hill (3807)

Period - From 4 September 2017 to 4 September 2017 | Source - homesales.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
19 AMELIA CL, BEACONSFIELD VIC 3807	\$550,000	18/01/2017
371 BEACONSFIELD-EMERALD RD, GUYS HILL VIC 3807	\$600,000	06/06/2017
13 ANN ST, BEACONSFIELD VIC 3807	\$585,000	27/06/2017