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	55 Stoney Creek Road, Beaconsfield Upper VIC 3808

Indicative selling price

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

Single price	$*	or range between	$1,250,000	&	$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median price	$879,000	*House		*Unit		Suburb	Beaconsfield Upper
Period - From	16/04/18	to	22/04/18			Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 6 months.