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	U1/6 Hair Court, **Beaconsfield 3807**

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	$540,000	&	$594,000

Median sale price

(*Delete house or unit as applicable)

Median price	$420,600	*House		*Unit	X	Suburb	Beaconsfield
Period - From	May-17	to	May-17			Source	Core Logic

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 5/241-253 Soldiers Road , Beaconsfield	$540,000	21-Oct-16
2 8/241-253 Soldiers Road, Beaconsfield	$530,000	24-May-16
3 1/30 Woods Street, Beaconsfield	$502,000	14-Jul-14