

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	7 Ward St BEAUMARIS 3193	\$1,890,000	20/07/2017
2	33 Cloris Av BEAUMARIS 3193	\$1,740,000	19/08/2017
3	22 Glenwood Av BEAUMARIS 3193	\$1,690,000	23/05/2017

OR

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



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$1,650,000 - \$1,815,000  
**Median House Price**  
 June quarter 2017: \$1,690,000

## Comparable Properties



**7 Ward St BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,890,000  
**Method:** Private Sale  
**Date:** 20/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**33 Cloris Av BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,740,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



**22 Glenwood Av BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 23/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx