

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SPICER STREET, BEAUMARIS, VIC 3193

3 2 1

Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (Unit)

\$945,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/60 CHURCH ST, BEAUMARIS, VIC 3193

3 2 2

Sale Price

\$982,000

Sale Date: 22/07/2017

Distance from Property: 566m



2/37 BONANZA RD, BEAUMARIS, VIC 3193

3 2 2

Sale Price

***\$940,000**

Sale Date: 31/07/2017

Distance from Property: 509m



1/22 WALLACE CRES, BEAUMARIS, VIC 3193

2 1 2

Sale Price

\$945,000

Sale Date: 24/06/2017

Distance from Property: 256m



This report has been compiled on 26/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 SPICER STREET, BEAUMARIS, VIC 3193

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price

\$945,000

House

Unit

Suburb

BEAUMARIS

Period

01 April 2017 to 30 September 2017

Source

pricfinder

Comparable property sales

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
2/60 CHURCH ST, BEAUMARIS, VIC 3193	\$982,000	22/07/2017
2/37 BONANZA RD, BEAUMARIS, VIC 3193	*\$940,000	31/07/2017
1/22 WALLACE CRES, BEAUMARIS, VIC 3193	\$945,000	24/06/2017