

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

1/1 Cloris Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,375,000

House

Unit

X

Suburb

Beaumaris

Period - From

01/07/2017

to

30/09/2017

Source

REIV

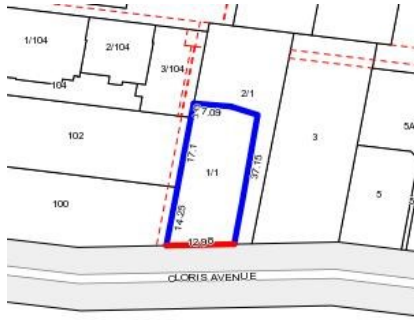
Comparable property sales (*Delete A or B below as applicable)

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	9a Comas Rd BEAUMARIS 3193	\$1,280,000	23/09/2017
2	2 Gray Ct BEAUMARIS 3193	\$1,250,000	15/07/2017
3	25f Bolton St BEAUMARIS 3193	\$1,217,000	12/08/2017

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median Unit Price
 September quarter 2017: \$1,375,000

Comparable Properties



9a Comas Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,280,000
Method: Private Sale
Date: 23/09/2017
Rooms: -
Property Type: House

2 Gray Ct BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,250,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: House (Res)

25f Bolton St BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,217,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: Land (Res)
Land Size: 457 sqm approx