

## 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  
10 Reserve Road, Beaumaris Vic 3193

#### Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

#### Median sale price

Median price \$1,753,000 House X Unit Suburb Beaumaris

Period - From 01/10/2017 to 31/12/2017 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	37 Deauville St BEAUMARIS 3193	\$2,260,000	21/10/2017
2	26 Reid St BEAUMARIS 3193	\$2,220,000	09/09/2017
3	20 Mariemont Av BEAUMARIS 3193	\$2,200,000	18/11/2017

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.



3   2   5

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 420 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,100,000 - \$2,310,000  
**Median House Price**  
December quarter 2017: \$1,753,000

## Comparable Properties



**37 Deauville St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



**26 Reid St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

4   3   4

**Price:** \$2,220,000  
**Method:** Private Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 473 sqm approx



**20 Mariemont Av BEAUMARIS 3193 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx