

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 17-19 Comport Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,050,000

Median sale price

Median price \$1,753,000 House 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	2/15 Milan St MENTONE 3194	\$2,050,000	02/08/2017
2	13 Kitchener St MENTONE 3194	\$2,050,000	28/09/2017
3	29 Banksia Av BEAUMARIS 3193	\$2,000,000	16/12/2017

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: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,050,000
Median House Price
 December quarter 2017: \$1,753,000

Comparable Properties



2/15 Milan St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$2,050,000
Method: Sold Before Auction
Date: 02/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 674 sqm approx



13 Kitchener St MENTONE 3194 (REI)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 836 sqm approx



29 Banksia Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 665 sqm approx