

## 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  
3 Scott Street, 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 \$1,500,000 & \$1,650,000

#### Median sale price

Median price \$1,690,000 House  Unit  Suburb Beaumaris

Period - From 01/01/2017 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	48 gareth Av BEAUMARIS 3193	\$1,600,000	15/02/2018
2	46 Haldane St BEAUMARIS 3193	\$1,580,000	28/10/2017
3	133 Oak St BEAUMARIS 3193	\$1,560,000	02/03/2018

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)  
**Land Size:** 645 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 Year ending December 2017: \$1,690,000

## Comparable Properties



**48 gareth Av BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 805 sqm approx



**46 Haldane St BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**133 Oak St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Private Sale  
**Date:** 02/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 685 sqm approx