

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 2 Keith Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	138 Weatherall Rd CHELTENHAM 3192	\$1,715,000	09/12/2017
2	32 Coreen Av BEAUMARIS 3193	\$1,660,000	17/01/2018
3	71 Patty St MENTONE 3194	\$1,650,000	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)
Land Size: 902 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2017: \$1,753,000

Comparable Properties



138 Weatherall Rd CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)



Price: \$1,715,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx



32 Coreen Av BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,660,000
Method: Auction Sale
Date: 17/01/2018
Rooms: 8
Property Type: House (Res)
Land Size: 592 sqm approx



71 Patty St MENTONE 3194 (REI/VG)

[Agent Comments](#)



Price: \$1,650,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 845 sqm approx