

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
13 Hastings Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,995,000 & \$2,194,500

Median sale price

Median price \$1,667,000 House Unit Suburb Beaumaris

Period - From 01/01/2018 to 31/03/2018 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	4 Stawell St BEAUMARIS 3193	\$2,044,000	21/05/2018
2	29 Oak St BEAUMARIS 3193	\$2,040,000	25/12/2017
3	21 Hotham St BEAUMARIS 3193	\$2,005,000	12/12/2017

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,995,000 - \$2,194,500
Median House Price
March quarter 2018: \$1,667,000

Comparable Properties



4 Stawell St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,044,000
Method: Private Sale
Date: 21/05/2018
Rooms: 5
Property Type: House



29 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,040,000
Method: Private Sale
Date: 25/12/2017
Rooms: 5
Property Type: House
Land Size: 662 sqm approx



21 Hotham St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,005,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: House
Land Size: 879 sqm approx