

## 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](http://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