

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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 | 1 Kerr St BEAUMARIS 3193 | \$990,000 | 16/06/2018 |
| 2 | 2/165 Charman Rd BEAUMARIS 3193 | \$987,000 | 05/05/2018 |
| 3 | 1/14 Jack Rd CHELTENHAM 3192 | \$925,000 | 03/02/2018 |

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$990,000
Median Unit Price
Year ending March 2018: \$1,242,000

Comparable Properties



1 Kerr St BEAUMARIS 3193 (REI)

Agent Comments

3 1 1

Price: \$990,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Townhouse (Res)



2/165 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 1

Price: \$987,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)



1/14 Jack Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 3 1

Price: \$925,000
Method: Auction Sale
Date: 03/02/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 271 sqm approx