

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

Range between &

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	8 Anita St BEAUMARIS 3193	\$1,840,000	09/12/2017
2	21 Rosemary Rd BEAUMARIS 3193	\$1,730,000	25/11/2017
3	24 Anita St BEAUMARIS 3193	\$1,700,000	06/04/2018

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.

Michael Cooney
9589 6077
0418 325 052
mcooney@hodges.com.au

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2018: \$1,667,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



8 Anita St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,840,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 779 sqm approx



21 Rosemary Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,730,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 613 sqm approx



24 Anita St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000

Method: Sold Before Auction

Date: 06/04/2018

Rooms: -

Property Type: House

Land Size: 780 sqm approx