

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 14a Haywood Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,708,750 House X Unit Suburb Beaumaris

Period - From 01/04/2017 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	28a First St BLACK ROCK 3193	\$1,617,000	23/02/2018
2	30a Gramatan Av BEAUMARIS 3193	\$1,600,000	16/12/2017
3	1/14 Reserve Rd BEAUMARIS 3193	\$1,550,000	10/05/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 Year ending March 2018: \$1,708,750

Comparable Properties



28a First St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$1,617,000
Method: Sold Before Auction
Date: 23/02/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



30a Gramatan Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 390 sqm approx



1/14 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 10/05/2018
Rooms: 6
Property Type: Townhouse (Res)