

## 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	8 Dalgetty Road, Beaumaris Vic 3193
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,750,000	&	\$1,850,000
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#### Median sale price

Median price	\$1,653,000	House	X	Unit		Suburb	Beaumaris
Period - From	01/04/2018	to	30/06/2018	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	38 Anita St BEAUMARIS 3193	\$1,825,000	01/06/2018
2	17 Bodley St BEAUMARIS 3193	\$1,820,000	02/03/2018
3	60a Ardoyne St BLACK ROCK 3193	\$1,820,000	09/02/2018

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 704 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000 - \$1,850,000  
**Median House Price**  
 June quarter 2018: \$1,653,000

## Comparable Properties



**38 Anita St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,825,000  
**Method:** Sold Before Auction  
**Date:** 01/06/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**17 Bodley St BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$1,820,000  
**Method:** Sold Before Auction  
**Date:** 02/03/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 353 sqm approx



**60a Ardoyne St BLACK ROCK 3193 (REI/VG)**

Agent Comments



**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Single)  
**Land Size:** 300 sqm approx