

## 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 12 Cherbourg 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 \$1,500,000 & \$1,595,000

#### Median sale price

Median price \$1,687,500 House  Unit  Suburb Beaumaris

Period - From 01/10/2017 to 30/09/2018 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 | 84 Wells Rd BEAUMARIS 3193     | \$1,550,000 | 23/06/2018   |
| 2 | 16 Kirkwood St BEAUMARIS 3193  | \$1,520,000 | 11/06/2018   |
| 3 | 20 Margate St BEAUMARIS 3193   | \$1,500,000 | 22/09/2018   |

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.



4   3   3

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,595,000  
**Median House Price**  
Year ending September 2018: \$1,687,500

## Comparable Properties



**84 Wells Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**16 Kirkwood St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 11/06/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**20 Margate St BEAUMARIS 3193 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx