

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	7 Lynette Avenue, Beaumaris Vic 3193
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Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
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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	16 Cromer Rd BEAUMARIS 3193	\$1,900,000	16/05/2018
2	3 Scott St BEAUMARIS 3193	\$1,889,000	21/03/2018
3	180 Tramway Pde BEAUMARIS 3193	\$1,880,000	03/03/2018

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.

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Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2018: \$1,653,000



Rooms:
Property Type: House
Land Size: 779.595 sqm approx
Agent Comments

Comparable Properties



16 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 16/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx



3 Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,889,000
Method: Private Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 643 sqm approx



180 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 694 sqm approx