

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

27 Coreen Avenue, Beaumaris Vic 3193

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,705,000

House

X

Unit

Suburb Beaumaris

Period - From 01/07/2017

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	6 Victor St BEAUMARIS 3193	\$2,080,000	18/06/2018
2	16 Armstrong St BEAUMARIS 3193	\$2,060,000	25/08/2018
3	25 Coreen Av BEAUMARIS 3193	\$2,045,000	24/07/2018

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 2

Rooms:
Property Type: House (Res)
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
Year ending June 2018: \$1,705,000

Comparable Properties



6 Victor St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$2,080,000
Method: Sold Before Auction
Date: 18/06/2018
Rooms: -
Property Type: House (Res)



16 Armstrong St BEAUMARIS 3193 (REI)

Agent Comments

5 3 3

Price: \$2,060,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 9
Property Type: House (Res)
Land Size: 957 sqm approx



25 Coreen Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,045,000
Method: Private Sale
Date: 24/07/2018
Rooms: 8
Property Type: House (Res)