

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	17 Gramatan 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 &

Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Beaumaris"/>
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

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 Cheltenham Rd BLACK ROCK 3193	\$1,600,000	25/08/2018
2	18 Hutchison Av BEAUMARIS 3193	\$1,580,000	23/05/2018
3	12 Pacific Blvd BEAUMARIS 3193	\$1,565,000	16/06/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
No median price available

Comparable Properties



6 Cheltenham Rd BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 25/08/2018
Rooms: -
Property Type: House (Res)



18 Hutchison Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Private Sale
Date: 23/05/2018
Rooms: -
Property Type: House
Land Size: 591 sqm approx



12 Pacific Blvd BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 1

Price: \$1,565,000
Method: Private Sale
Date: 16/06/2018
Rooms: -
Property Type: House
Land Size: 729 sqm approx