

## 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	14 Morey 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	\$1,600,000	&	\$1,760,000
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#### Median sale price

Median price	\$1,562,500	House	X	Unit		Suburb	Beaumaris
Period - From	01/07/2018	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	7 Lynette Av BEAUMARIS 3193	\$1,750,000	27/10/2018
2	22 Rossmith Av BEAUMARIS 3193	\$1,710,000	22/08/2018
3	58 Morey Rd BEAUMARIS 3193	\$1,656,000	20/06/2018

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.



5   3   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 755 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
September quarter 2018: \$1,562,500

## Comparable Properties



7 Lynette Av BEAUMARIS 3193 (REI)

Agent Comments

4   2   2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



22 Rossmith Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,710,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 695 sqm approx



58 Morey Rd BEAUMARIS 3193 (REI)

Agent Comments

4   2   2

**Price:** \$1,656,000  
**Method:** Private Sale  
**Date:** 20/06/2018  
**Rooms:** 6  
**Property Type:** House (Res)