

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 180a Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,433,000 House Unit X 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	22a Towers St BEAUMARIS 3193	\$1,205,000	18/08/2018
2	2/2 Llewellyn St BEAUMARIS 3193	\$1,165,000	16/09/2018
3	2/459 Beach Rd BEAUMARIS 3193	\$1,162,500	20/10/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median Unit Price
 September quarter 2018: \$1,433,000

Comparable Properties



22a Towers St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 359 sqm approx



2/2 Llewellyn St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 16/09/2018
Rooms: -
Property Type: Unit
Land Size: 415.68 sqm approx



2/459 Beach Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,162,500
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)