

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	2/14 Burgess Street, Beaumaris Vic 3193
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Indicative selling price

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

Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$1,231,250	House		Unit	X	Suburb	Beaumaris
Period - From	01/10/2018	to	31/12/2018	Source	REIV		

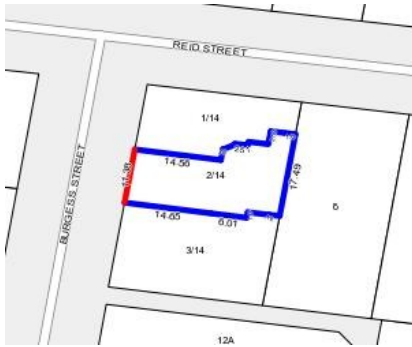
Comparable property sales (*Delete A or B below as applicable)

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	2/18 Second St BLACK ROCK 3193	\$775,000	06/10/2018
2	3/33 Bodley St BEAUMARIS 3193	\$730,000	10/11/2018
3	2/31 Pacific Blvd BEAUMARIS 3193	\$684,000	08/12/2018

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: Flat
Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 December quarter 2018: \$1,231,250

Comparable Properties



2/18 Second St BLACK ROCK 3193 (REI/VG) [Agent Comments](#)



Price: \$775,000
Method: Private Sale
Date: 06/10/2018
Rooms: 3
Property Type: Unit
Land Size: 105 sqm approx



3/33 Bodley St BEAUMARIS 3193 (REI/VG) [Agent Comments](#)



Price: \$730,000
Method: Sold Before Auction
Date: 10/11/2018
Rooms: -
Property Type: Apartment



2/31 Pacific Blvd BEAUMARIS 3193 (REI) [Agent Comments](#)



Price: \$684,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Unit