

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

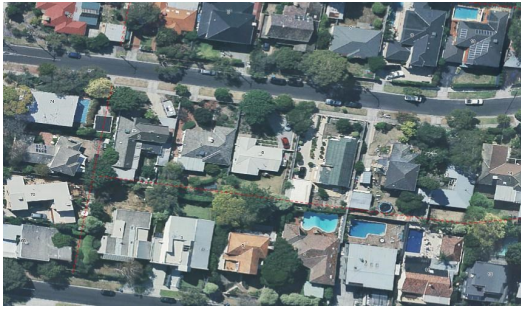
Comparable property sales (*Delete A or B below as applicable)

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	47 Wells Rd BEAUMARIS 3193	\$1,315,000	14/02/2019
2	100 Dalgetty Rd BEAUMARIS 3193	\$1,292,500	16/03/2019
3	82 Pellatt St BEAUMARIS 3193	\$1,200,000	10/11/2018

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)
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
December quarter 2018: \$1,592,500

Comparable Properties



47 Wells Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,315,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House
Land Size: 590 sqm approx



100 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,292,500
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 614 sqm approx



82 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx