

## 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

1/14 Burgess Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

#### 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	2/14 Burgess St BEAUMARIS 3193	\$804,000	02/03/2019
2	13/464 Beach Rd BEAUMARIS 3193	\$720,000	26/02/2019
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:** Strata Unit/Flat  
**Agent Comments**

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

## Comparable Properties



**2/14 Burgess St BEAUMARIS 3193 (REI)**

**Agent Comments**



**Price:** \$804,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 349 sqm approx



**13/464 Beach Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 26/02/2019  
**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