

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

1/7 Olinda Avenue, Beaumaris Vic 3193

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$1,170,000

House

Unit

X

Suburb

Beaumaris

Period - From

01/07/2018

to

30/06/2019

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	3/10 Church St BEAUMARIS 3193	\$780,000	18/06/2019
2	4/565 Balcombe Rd BLACK ROCK 3193	\$770,000	08/07/2019
3	4/26 Third St BLACK ROCK 3193	\$753,000	04/05/2019

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

Comparable Properties



3/10 Church St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 18/06/2019

Rooms: -

Property Type: Unit

Land Size: 225 sqm approx



4/565 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 08/07/2019

Rooms: -

Property Type: Unit



4/26 Third St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$753,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Unit