

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 7 Bellaire Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,568,750 House X Unit Suburb Beaumaris

Period - From 08/09/2018 to 07/09/2019 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		
2		
3		

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.

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3 2 2

Rooms:
Property Type: House
Land Size: 694 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
08/09/2018 - 07/09/2019: \$1,568,750

Comparable Properties



18 Sunset Av BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,420,000
Method: Private Sale
Date: 24/06/2019
Rooms: -
Property Type: House
Land Size: 665 sqm approx

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.