

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

3 Gareth Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,555,500 Property Type House Suburb Beaumaris

Period - From 14/10/2018 to 13/10/2019 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	18 Sunset Av BEAUMARIS 3193	\$1,420,000	24/06/2019
2	37 Cloris Av BEAUMARIS 3193	\$1,415,000	11/09/2019
3	3 Haywood St BEAUMARIS 3193	\$1,380,000	21/09/2019

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.~~

This Statement of Information was prepared on:

14/10/2019 09:14

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3 1 2

Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
14/10/2018 - 13/10/2019: \$1,555,500

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
Property Type: House
Land Size: 665 sqm approx



37 Cloris Av BEAUMARIS 3193 (REI)

[Agent Comments](#)

4 2 3

Price: \$1,415,000
Method: Private Sale
Date: 11/09/2019
Property Type: House
Land Size: 641 sqm approx



3 Haywood St BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,380,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 643 sqm approx