

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

4/75 Fourth Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,132,500 Property Type Unit Suburb Beaumaris

Period - From 13/01/2019 to 12/01/2020 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	1/11a Middleton St BLACK ROCK 3193	\$1,405,000	14/12/2019
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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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

13/01/2019 - 12/01/2020: \$1,132,500



3 2 2

Property Type: Townhouse

Land Size: 243 sqm approx

Agent Comments

Comparable Properties

1/11a Middleton St BLACK ROCK 3193 (REI)

Agent Comments

3 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)

Land Size: 357 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.