

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 Florida Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$1,666,000 Property Type House Suburb Beaumaris

Period - From 01/10/2019 to 31/12/2019 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	30 Fourth St BLACK ROCK 3193	\$3,875,000	21/09/2019
2	21 Bolton St BEAUMARIS 3193	\$3,750,000	16/11/2019
3	4 College Gr BLACK ROCK 3193	\$3,055,000	07/12/2019

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:

21/01/2020 13:08

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3 2 2

Property Type: House
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
December quarter 2019: \$1,666,000

Comparable Properties



30 Fourth St BLACK ROCK 3193 (REI)

Agent Comments

4 4 2

Price: \$3,875,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)



21 Bolton St BEAUMARIS 3193 (REI)

Agent Comments

4 3 6

Price: \$3,750,000
Method: Private Sale
Date: 16/11/2019
Rooms: 10
Property Type: House (Res)
Land Size: 900 sqm approx



4 College Gr BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$3,055,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)