

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

17 Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Beaumaris

Period - From 23/06/2019 to 22/06/2020 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 | 4a Mariemont Av BEAUMARIS 3193 | \$1,950,000 | 04/01/2020 |
| 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.~~

This Statement of Information was prepared on: 23/06/2020 09:42

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Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

23/06/2019 - 22/06/2020: \$1,680,000



 4  2.5  3

Property Type: House (Res)

Land Size: 382 sqm approx

Agent Comments

Comparable Properties



4a Mariemont Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,950,000

Method: Private Sale

Date: 04/01/2020

Rooms: 7

Property Type: House (Res)

Land Size: 335 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.