

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 4B Wattle Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,800,000 & \$1,880,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Beaumaris

Period - From 01/01/2020 to 31/03/2020 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	23a Cromer Rd BEAUMARIS 3193	\$1,975,000	20/02/2020
2	4a Wattle Av BEAUMARIS 3193	\$1,880,000	04/12/2019
3	62b Stanley St BLACK ROCK 3193	\$1,840,000	30/11/2019

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.~~

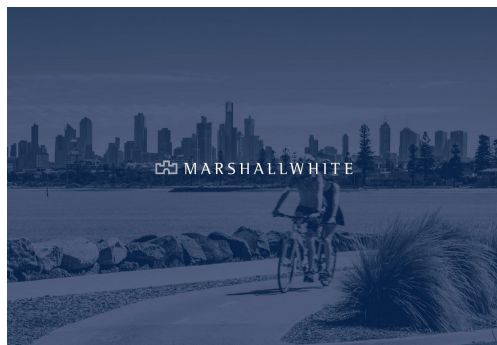
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Indicative Selling Price
\$1,800,000 - \$1,880,000

Median House Price
March quarter 2020: \$1,620,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



23a Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$1,975,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: Townhouse (Res)



4a Wattle Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,880,000

Method: Sold Before Auction

Date: 04/12/2019

Property Type: Townhouse (Res)



62b Stanley St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,840,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)

Land Size: 652 sqm approx