

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

14 Hotham Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	34 First St BLACK ROCK 3193	\$2,600,000	12/03/2020
2	9 Summerhill Rd BEAUMARIS 3193	\$2,525,000	06/11/2019
3	119 Dalgetty Rd BEAUMARIS 3193	\$2,460,000	14/12/2019

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:

04/05/2020 13:17

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

March quarter 2020: \$1,620,000



5 3 2

Property Type: House (Res)

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



34 First St BLACK ROCK 3193 (REI)

Agent Comments

5 2 2

Price: \$2,600,000

Method: Sold Before Auction

Date: 12/03/2020

Property Type: House (Res)

Land Size: 950 sqm approx



9 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,525,000

Method: Private Sale

Date: 06/11/2019

Property Type: House

Land Size: 664 sqm approx



119 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,460,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 635 sqm approx