

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	16 Douglas Street, Beaumaris Vic 3193
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,680,000	Property Type	House	Suburb	Beaumaris
Period - From	31/07/2019	to	30/07/2020	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	81 Haldane St BEAUMARIS 3193	\$1,830,000	21/06/2020
2	106 Pellatt St BEAUMARIS 3193	\$1,700,000	07/05/2020
3	40 Spicer St BEAUMARIS 3193	\$1,620,000	29/02/2020

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:	31/07/2020 11:39
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Property Type: House (Previously Occupied - Detached)
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 31/07/2019 - 30/07/2020: \$1,680,000

Comparable Properties



81 Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 21/06/2020
Property Type: House (Res)
Land Size: 610 sqm approx



106 Pellatt St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 07/05/2020
Property Type: House (Res)
Land Size: 712 sqm approx



40 Spicer St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 655 sqm approx