

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

3 Herbert Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,780,000 & \$1,860,000

Median sale price

Median price \$1,730,000 Property Type House Suburb Beaumaris

Period - From 01/07/2020 to 30/09/2020 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	12 Douglas St BEAUMARIS 3193	\$2,000,000	10/10/2020
2	35 Tramway Pde BEAUMARIS 3193	\$1,875,000	04/11/2020
3	21 Coronet Gr BEAUMARIS 3193	\$1,800,000	21/05/2020

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:

11/11/2020 13:12



3 2 4

Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$1,780,000 - \$1,860,000
Median House Price
September quarter 2020: \$1,730,000

Comparable Properties



12 Douglas St BEAUMARIS 3193 (REI)

4 2 2

Price: \$2,000,000
Method: Private Sale
Date: 10/10/2020
Property Type: House
Land Size: 732 sqm approx

Agent Comments

bigger land - 4 bedrooms



35 Tramway Pde BEAUMARIS 3193 (REI)

3 2 2

Price: \$1,875,000
Method: Private Sale
Date: 04/11/2020
Property Type: House

Agent Comments

similar - inferior use of land



21 Coronet Gr BEAUMARIS 3193 (REI/VG)

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 21/05/2020
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments

inferior land - similar features