

# 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

5a Spicer Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$825,000

### 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	2/5 Cherbourg Av BEAUMARIS 3193	\$800,000	27/07/2020
2	2/73 Fourth St BEAUMARIS 3193	\$800,000	24/06/2020
3	1/8-10 Michael St BEAUMARIS 3193	\$798,000	08/11/2020

**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:

16/11/2020 13:27



2   1   1

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$825,000  
**Median House Price**  
September quarter 2020: \$1,730,000

## Comparable Properties



**2/5 Cherbourg Av BEAUMARIS 3193 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Property Type:** Townhouse (Single)  
**Land Size:** 336 sqm approx



**2/73 Fourth St BEAUMARIS 3193 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 24/06/2020  
**Property Type:** Unit  
**Land Size:** 165 sqm approx



**1/8-10 Michael St BEAUMARIS 3193 (REI)**   Agent Comments

2   1   2

**Price:** \$798,000  
**Method:** Auction Sale  
**Date:** 08/11/2020  
**Property Type:** Villa