

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

31 Victor Crescent Beaumaris, 3193

Indicative selling price

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

Single price \$1,850,000.00

Median sale price

Median price \$1,600,000.00 Property Type TOWNHOUSE Suburb BEAUMARIS

Period - From 01-Jan-2019 to 31-Dec-2019 Source REIV

Comparable property sales

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	5b Powys Dr BEAUMARIS 3193	\$2,150,000.00	29-Nov-2019
2	5a Powys Dr BEAUMARIS 3193	\$1,978,250.00	24-Dec-2019
3	2c Waratah Av BEAUMARIS 3193	\$1,860,000.00	14-Oct-2019

This statement of information was prepared on 24-Feb-2020 at 11:48:57 AM EST