

# 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

42 Cloris Avenue, 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 \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Beaumaris

Period - From 01/10/2020

to 31/12/2020

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	7 Keith St BEAUMARIS 3193	\$1,640,000	18/02/2021
2	44 Haydens Rd BEAUMARIS 3193	\$1,635,000	20/02/2021
3	44A Spicer St BEAUMARIS 3193	\$1,550,000	13/11/2020

**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:

24/02/2021 13:35



3 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2020: \$1,700,000

## Comparable Properties



**7 Keith St BEAUMARIS 3193 (REI)**

Agent Comments

3 2 2

**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** House (Res)

**Land Size:** 445 sqm approx



**44 Haydens Rd BEAUMARIS 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$1,635,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 334 sqm approx



**44A Spicer St BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 13/11/2020

**Property Type:** Townhouse (Single)

**Land Size:** 325 sqm approx