

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 37 Cloris Avenue, Beaumaris Vic 3193

Indicative selling price

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

Single Price \$1,390,000

Median sale price

Median price \$1,527,500 House X Unit Suburb Beaumaris

Period - From 01/07/2018 to 30/06/2019 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 18 Sunset Av BEAUMARIS 3193	\$1,420,000	24/06/2019
2 6 Haldane St BEAUMARIS 3193	\$1,375,000	22/06/2019
3 19 Kirkwood St BEAUMARIS 3193	\$1,330,000	06/04/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



18 Sunset Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 24/06/2019

Rooms: -

Property Type: House

Land Size: 665 sqm approx



6 Haldane St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: House

Land Size: 651 sqm approx



19 Kirkwood St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 611 sqm approx