

Nick Kiloh 03 9521 9800 0429 117 724 nkiloh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property of | fered t | for | sal | е |
|-------------|---------|-----|-----|---|
|-------------|---------|-----|-----|---|

| Address | 37 Cloris Avenue, Beaumaris Vic 3193 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
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Indicative selling price

| For the meaning | of this price see | consumer.vic.gov | / au/underauctine |
|----------------------|--------------------|-------------------|-------------------------------|
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| Single Price | \$1,390,000 |
|--------------|-------------|
|--------------|-------------|

Median sale price

| Median price | \$1,527,500 | Hou | ise 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.

| Ad | dress 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.





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09/09/2019

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Indicative Selling Price \$1,390,000 **Median House Price**

Year ending June 2019: \$1,527,500







Rooms: **Property Type:** Agent Comments



Comparable Properties



18 Sunset Av BEAUMARIS 3193 (REI/VG)

1 3





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)

= 2







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)







Price: \$1,330,000 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: House (Res) Land Size: 611 sqm approx

Agent Comments

Agent Comments

Agent Comments



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