

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

7 Vardon Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,666,000 Property Type House Suburb Beaumaris

Period - From 01/10/2019 to 31/12/2019 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	27 Cherbourg Av BEAUMARIS 3193	\$1,690,000	14/03/2020
2	7 High St BEAUMARIS 3193	\$1,625,000	04/12/2019
3	89 Reserve Rd BEAUMARIS 3193	\$1,595,000	04/12/2019

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.~~

This Statement of Information was prepared on:

31/03/2020 12:11

**Property Type:** House**Land Size:** 622 sqm approx

Agent Comments

Offering an abundance of family space in idyllic Sandbelt surrounds, this four-bedroom three-bathroom home is perfectly placed to provide an unbeatable family lifestyle in the prized Beaumaris Secondary and Mentone Girls College zones. Oversized bedrooms, multiple living areas, a pool and low maintenance landscaping deliver easy family excellence near the beach, buses, Concourse and Seaview Village shopping.

Comparable Properties

**27 Cherbourg Av BEAUMARIS 3193 (REI)**

Agent Comments

**Price:** \$1,690,000**Method:** Auction Sale**Date:** 14/03/2020**Property Type:** House (Res)**7 High St BEAUMARIS 3193 (REI/VG)**

Agent Comments

**Price:** \$1,625,000**Method:** Private Sale**Date:** 04/12/2019**Property Type:** House**Land Size:** 561 sqm approx**89 Reserve Rd BEAUMARIS 3193 (VG)**

Agent Comments

**Price:** \$1,595,000**Method:** Sale**Date:** 04/12/2019**Property Type:** House (Res)**Land Size:** 800 sqm approx