

## 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 7/182 Weatherall Road, 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 \$590,000 & \$649,000

#### Median sale price

Median price \$1,202,500 House Unit X Suburb Beaumaris

Period - From 01/01/2017 to 31/12/2017 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	7/5-7 Alfred St BEAUMARIS 3193	\$677,000	18/11/2017
2	5/19a Gordon St BEAUMARIS 3193	\$621,000	03/02/2018
3	6/138 Charman Rd MENTONE 3194	\$595,000	21/10/2017

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.



2 1 1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**7/5-7 Alfred St BEAUMARIS 3193 (REI)**

**Agent Comments**

2 1 2

**Price:** \$677,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** Unit



**5/19a Gordon St BEAUMARIS 3193 (REI)**

**Agent Comments**

2 1 1

**Price:** \$621,000

**Method:** Auction Sale

**Date:** 03/02/2018

**Rooms:** 3

**Property Type:** Unit



**6/138 Charman Rd MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** -

**Property Type:** Unit