

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 2/165 Charman Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$865,000 & \$950,000

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	2/1 Cloris Av BEAUMARIS 3193	\$975,500	25/11/2017
2	4a Luxmoore St CHELTENHAM 3192	\$925,000	20/10/2017
3	2/130 Tramway Pde BEAUMARIS 3193	\$920,000	03/03/2018

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: Strata Unit/Flat

Agent Comments

Comparable Properties



2/1 Cloris Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$975,500

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: Villa



4a Luxmoore St CHELTENHAM 3192 (VG)

Agent Comments



Price: \$925,000

Method: Sale

Date: 20/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 366 sqm approx



2/130 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)