## Statement of Information

## Single residential property located in the Melbourne metropolitan area

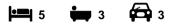
## Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale								
Address Including suburb and postcode			19 Lyne	ette A	venue, Beaumai	ris Vic 3193	3				
Indicat	ive sell	ing pric	e								
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$3,800			0,000		&	\$4,000,0	000				
Mediar	sale p	rice					_				
Media	an price	\$2,200,0	000	Pro	operty Type Hou	use		Suburb	Beaumaris		
Perioc	I - From	01/04/2	021	to	31/03/2022	So	ource	REIV			
Comparable property sales (*Delete A or B below as applicable)											
<b>A*</b>	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									rice	Date of sale	
1											
2											
3											
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:								21/04/2022 12:00		









**Property Type:** House (Res) **Land Size:** 792.321 sqm approx

Agent Comments

Indicative Selling Price \$3,800,000 - \$4,000,000 Median House Price Year ending March 2022: \$2,200,000

## Comparable Properties

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.

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



