

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

2/7 Lindsay Street, Beaumaris Vic 3193

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$679,000

&

\$699,000

Median sale price

Median price \$1,433,000

House

Unit

X

Suburb

Beaumaris

Period - From 01/07/2018

to

30/09/2018

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	3/11 Hoffman St CHELTENHAM 3192	\$700,000	06/09/2018
2	2/377 Bay Rd CHELTENHAM 3192	\$690,000	14/11/2018
3	4/142 Charman Rd MENTONE 3194	\$687,000	08/09/2018

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.



2 1 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/11 Hoffman St CHELTENHAM 3192 (REI/VG) **Agent Comments**

2 1 1

Price: \$700,000

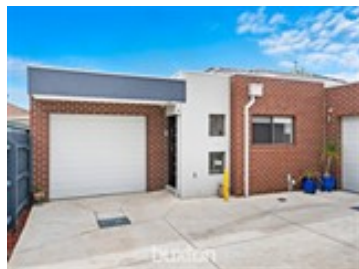
Method: Sold Before Auction

Date: 06/09/2018

Rooms: -

Property Type: Villa

Land Size: 171 sqm approx



2/377 Bay Rd CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 14/11/2018

Rooms: -

Property Type: Townhouse (Single)



4/142 Charman Rd MENTONE 3194 (REI/VG) **Agent Comments**

2 1 1

Price: \$687,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Unit

Land Size: 188 sqm approx