

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

10a Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Single price \$2,350,000

Median sale price

Median price \$1,620,500

House

X

Unit

Suburb

Beaumaris

Period - From 01/10/2016

to 30/09/2017

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	47b First St BLACK ROCK 3193	\$2,700,000	09/06/2017
2	1/18 Fourth St BLACK ROCK 3193	\$2,285,000	22/05/2017
3	26 Reid St BEAUMARIS 3193	\$2,220,000	09/09/2017

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.~~



4 3 3

Rooms:

Property Type: House (Res)

Land Size: 387 sqm approx

Agent Comments

Comparable Properties



47b First St BLACK ROCK 3193 (REI)

Agent Comments

4 3 3

Price: \$2,700,000

Method: Private Sale

Date: 09/06/2017

Rooms: 8

Property Type: Townhouse (Res)



1/18 Fourth St BLACK ROCK 3193 (REI)

Agent Comments

4 3 2

Price: \$2,285,000

Method: Sold Before Auction

Date: 22/05/2017

Rooms: -

Property Type: Townhouse (Res)



26 Reid St BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,220,000

Method: Private Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 473 sqm approx