

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

24 Cherbourg Avenue, Beaumaris, VIC 3193

INDICATIVE SELLING PRICE

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

Range Between \$951,000 & \$1,020,000

MEDIAN SALE PRICE

Median price \$1,720,000 | House | Beaumaris (3193)

Period - From 1 November 2017 to 31 October 2018 | Source - RPdata

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of various residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

COMPARABLE PROPERTY SALES

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
5/18 BARRETT STREET, CHELTENHAM VIC 3192	\$1,027,500	18/08/2018
1256 NEPEAN HIGHWAY, CHELTENHAM VIC 3192	\$950,000	19/11/2018
47 LATROBE STREET, CHELTENHAM VIC 3192	\$1,010,000	15/09/2018

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

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