

## 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

20 Mariemont Avenue, Beaumaris Vic 3193

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,890,000

&amp;

\$2,079,000

## Median sale price

Median price \$1,720,000

House

X

Unit

Suburb Beaumaris

Period - From 01/07/2017

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	37 Deauville St BEAUMARIS 3193	\$2,260,000	21/10/2017
2	1 Powys Dr BEAUMARIS 3193	\$2,130,000	21/08/2017
3	18 Gareth Av BEAUMARIS 3193	\$1,911,000	14/10/2017

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 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 865.003 sqm approx

Agent Comments

## Comparable Properties



**37 Deauville St BEAUMARIS 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$2,260,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**1 Powys Dr BEAUMARIS 3193 (REI/VG)**

Agent Comments

5 3 3

**Price:** \$2,130,000

**Method:** Private Sale

**Date:** 21/08/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 752 sqm approx

**18 Gareth Av BEAUMARIS 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$1,911,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 638 sqm approx