

Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	
Including suburb and	

Indicative selling price

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

Range between \$1,890,000	&	\$2,079,000
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Median sale price

Median price	\$1,720,000	Hou	use 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.

Add	dress 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.

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Indicative Selling Price \$1,890,000 - \$2,079,000 **Median House Price** September quarter 2017: \$1,720,000





Rooms:

Property Type: House (Res) Land Size: 865.003 sqm approx

Agent Comments

Comparable Properties



37 Deauville St BEAUMARIS 3193 (REI)





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)







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)

4





Price: \$1,911,000 Method: Auction Sale Date: 14/10/2017

Rooms: 8

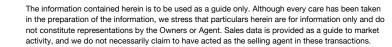
Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

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