

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 169 Charman Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,125,000 & \$1,175,000

Median sale price

Median price \$1,667,000 House X Unit Suburb Beaumaris

Period - From 01/01/2018 to 31/12/2018 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	18 Axelton St CHELTENHAM 3192	\$1,185,000	16/02/2019
2	9 Pyingerra Cr CHELTENHAM 3192	\$1,175,000	09/02/2019
3	65 Spicer St BEAUMARIS 3193	\$1,120,000	30/03/2019

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.



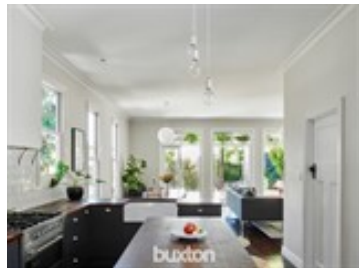
 3  1  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



18 Axelton St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  3

Price: \$1,185,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 573 sqm approx



9 Pyingerra Cr CHELTENHAM 3192 (REI)

Agent Comments

 3  2  -

Price: \$1,175,000

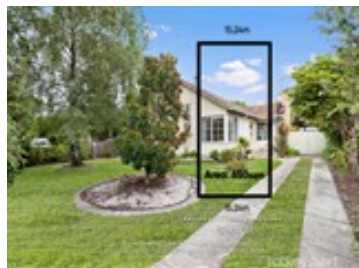
Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx



65 Spicer St BEAUMARIS 3193 (REI)

Agent Comments

 3  1  1

Price: \$1,120,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx