

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

386 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

Median sale price

Median price \$1,565,000

Property Type House

Suburb Beaumaris

Period - From 16/09/2018

to

15/09/2019

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	2 Beach Rd BEAUMARIS 3193	\$3,180,000	29/07/2019
2	24 Summerhill Rd BEAUMARIS 3193	\$2,980,000	10/08/2019
3			

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.~~

This Statement of Information was prepared on:

16/09/2019 16:28



 4  2  2

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

16/09/2018 - 15/09/2019: \$1,565,000

Comparable Properties



2 Beach Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  3  3

Price: \$3,180,000

Method: Private Sale

Date: 29/07/2019

Property Type: House

Land Size: 1021 sqm approx



24 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

 5  3  2

Price: \$2,980,000

Method: Private Sale

Date: 10/08/2019

Rooms: 8

Property Type: House (Res)

Land Size: 760 sqm approx

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.