

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

2/36 Towers Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,140,000

&

\$1,200,000

Median sale price

Median price \$1,690,000

House

X

Unit

Suburb

Beaumaris

Period - From 01/01/2017

to

31/12/2017

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	9a Comas Rd BEAUMARIS 3193	\$1,280,000	23/09/2017
2	2/28 Alfred St BEAUMARIS 3193	\$1,200,000	02/12/2017
3	2/37 Milan St MENTONE 3194	\$1,190,000	16/09/2017

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.



Rooms: 5

Property Type: Townhouse

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



9a Comas Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 23/09/2017

Rooms: -

Property Type: House



2/28 Alfred St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 633 sqm approx



2/37 Milan St MENTONE 3194 (REI)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)