

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

4 Coles Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2019

to 31/03/2020

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	80 Venice St MENTONE 3194	\$1,630,000	01/06/2020
2	40 Spicer St BEAUMARIS 3193	\$1,620,000	29/02/2020
3	37 Hardinge St BEAUMARIS 3193	\$1,600,000	27/03/2020

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:

14/07/2020 16:00

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2020: \$1,620,000



5+ 3 2

Property Type: House (Previously Occupied - Detached)

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



80 Venice St MENTONE 3194 (REI)

Agent Comments

5 2 -

Price: \$1,630,000

Method: Private Sale

Date: 01/06/2020

Property Type: House (Res)



40 Spicer St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 655 sqm approx



37 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Private Sale

Date: 27/03/2020

Property Type: House

Land Size: 790 sqm approx