

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

61 Spicer Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,730,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2020

to

30/09/2020

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	16 Douglas St BEAUMARIS 3193	\$1,700,000	05/10/2020
2	9 Haywood St BEAUMARIS 3193	\$1,700,000	12/11/2020
3	11 Haldane St BEAUMARIS 3193	\$1,625,000	29/10/2020

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:

08/12/2020 09:55

Ryan Castles
03 9521 9800
0499 003 879
ryan.castles@belleproperty.com

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2020: \$1,730,000



Property Type: House

Land Size: 653.447 sqm approx

Agent Comments

Comparable Properties



16 Douglas St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 05/10/2020

Property Type: House

Land Size: 731 sqm approx



9 Haywood St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 12/11/2020

Property Type: House (Res)

Land Size: 637 sqm approx



11 Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,625,000

Method: Sold Before Auction

Date: 29/10/2020

Property Type: House (Res)

Land Size: 645 sqm approx