

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

3 Towers Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,100,000

Median sale price

Median price

\$1,705,000

House

X

Unit

Suburb

Beaumaris

Period - From

01/07/2017

to

30/06/2018

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	17 Scott St BEAUMARIS 3193	\$2,165,000	02/06/2018
2	6 Victor St BEAUMARIS 3193	\$2,080,000	18/06/2018
3	13 Hastings Av BEAUMARIS 3193		15/06/2018

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 Towers Street, Beaumaris Vic 3193

Chisholm&Gamon

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Indicative Selling Price

\$2,100,000

Median House Price

Year ending June 2018: \$1,705,000



4 3 3

Rooms:

Property Type: House (Res)

Land Size: 688.662 sqm approx

Agent Comments

Comparable Properties



17 Scott St BEAUMARIS 3193 (REI)

Agent Comments

5 2 3

Price: \$2,165,000

Method: Private Sale

Date: 02/06/2018

Rooms: 8

Property Type: House (Res)



6 Victor St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$2,080,000

Method: Sold Before Auction

Date: 18/06/2018

Rooms: -

Property Type: House (Res)



13 Hastings Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price:

Method: Private Sale

Date: 15/06/2018

Rooms: -

Property Type: House

Land Size: 620 sqm approx