

Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

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	3/2 Kerr Stre	eet, Beaumaris V	ic 3193	
Indicative selling pride		sumer vic gov a	ı/underguoting	
Range between \$790,		& &	\$850,000	

Median sale price

Median price	\$1,205,000	Hou	ISE	Unit	Х	Su	ıburb	Beaumaris
Period - From	01/04/2018	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.

Add	dress of comparable property	Price	Date of sale
1	2/69 Spicer St BEAUMARIS 3193	\$808,000	14/04/2018
2	3/46-48 Patty St MENTONE 3194	\$800,000	12/05/2018
3	7/10 Park Rd CHELTENHAM 3192	\$775,000	31/07/2018

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.

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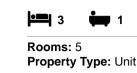


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> **Indicative Selling Price** \$790,000 - \$850,000 **Median Unit Price** June guarter 2018: \$1,205,000



Agent Comments



Comparable Properties



2/69 Spicer St BEAUMARIS 3193 (REI/VG)

-- 2

Price: \$808,000 Method: Auction Sale Date: 14/04/2018 Rooms: 5

Property Type: Unit

Land Size: 211 sqm approx

Agent Comments



3/46-48 Patty St MENTONE 3194 (REI/VG)

--- 2



Price: \$800,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Unit

Agent Comments



7/10 Park Rd CHELTENHAM 3192 (REI)



Price: \$775,000 Method: Private Sale Date: 31/07/2018

Rooms: -

Property Type: Apartment

Agent Comments



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