

## 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 Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$850,000

#### Median sale price

Median price \$1,205,000

House

Unit

X

Suburb

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.

	Address 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.

3/2 Kerr Street, Beaumaris Vic 3193

**hockingstuart**

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**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

June quarter 2018: \$1,205,000



3 1 0

**Rooms:** 5

**Property Type:** Unit

Agent Comments

## Comparable Properties



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

Agent Comments

2 2 1

**Price:** \$808,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 211 sqm approx



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

Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** Unit



**7/10 Park Rd CHELTENHAM 3192 (REI)**

Agent Comments

3 2 2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 31/07/2018

**Rooms:** -

**Property Type:** Apartment

Account - hockingstuart | P: 03 9521 9800 | F: 03 9521 9840

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.