

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	7B Gordon Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
hange between	\$1,300,000	α	\$1,400,000

Median sale price

Median price	\$1,592,500	Hou	ise X	Unit		Suburb	Beaumaris
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

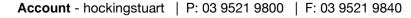
Comparable property sales (*Delete A or B below as applicable)

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	1/16 Wood St BEAUMARIS 3193	\$1,440,000	24/10/2018
2	1a Kerr St BEAUMARIS 3193	\$1,351,000	22/09/2018
3	176 Reserve Rd BEAUMARIS 3193	\$1,313,000	12/10/2018

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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hockingstuart





Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** December quarter 2018: \$1,592,500

Comparable Properties



1/16 Wood St BEAUMARIS 3193 (REI/VG)





Price: \$1,440,000 Method: Private Sale Date: 24/10/2018 Rooms: 5

Property Type: Townhouse (Single)

Land Size: 333 sqm approx

Agent Comments

1a Kerr St BEAUMARIS 3193 (REI/VG)







Price: \$1,351,000

Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



176 Reserve Rd BEAUMARIS 3193 (REI/VG)

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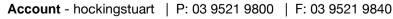


Price: \$1,313,000 Method: Private Sale Date: 12/10/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



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