

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 7B Gordon Street, Beaumaris Vic 3193

Indicative selling price

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

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

Median sale price

Median price \$1,592,500 House 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.

	Address 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.

 3
  3
  2

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)

Agent Comments

 3
  2
  2

Price: \$1,440,000

Method: Private Sale

Date: 24/10/2018

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 333 sqm approx



1a Kerr St BEAUMARIS 3193 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,351,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



176 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,313,000

Method: Private Sale

Date: 12/10/2018

Rooms: -

Property Type: Townhouse (Single)