

STATEMENT OF INFORMATION

44 SPICER STREET, BEAUMARIS, VIC 3193

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 SPICER STREET, BEAUMARIS, VIC

4 3 2

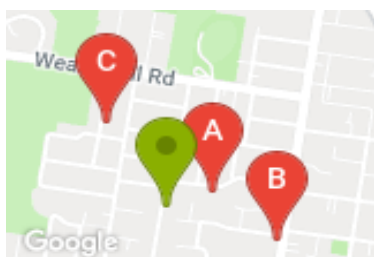
Indicative Selling Price

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

Single Price: \$1,300,000

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (House)

\$1,658,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 TOWERS ST, BEAUMARIS, VIC 3193

4 3 1

Sale Price

****\$1,585,000**

Sale Date: 01/12/2018

Distance from Property: 163m



141 CHARMAN RD, BEAUMARIS, VIC 3193

4 2 2

Sale Price

\$1,280,000

Sale Date: 10/11/2018

Distance from Property: 384m



12 CHERBOURG AVE, BEAUMARIS, VIC

4 3 3

Sale Price

\$1,510,000

Sale Date: 30/10/2018

Distance from Property: 359m



This report has been compiled on 14/02/2019 by McGrath Sandringham. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

44 SPICER STREET, BEAUMARIS, VIC 3193

Indicative selling price

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

Single Price:

\$1,300,000

Median sale price

Median price

\$1,658,000

House

☒

Unit

☐

Suburb

BEAUMARIS

Period

01 January 2018 to 31 December 2018

Source



Comparable property sales

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

Price

Date of sale

14 TOWERS ST, BEAUMARIS, VIC 3193	**\$1,585,000	01/12/2018
141 CHARMAN RD, BEAUMARIS, VIC 3193	\$1,280,000	10/11/2018
12 CHERBOURG AVE, BEAUMARIS, VIC 3193	\$1,510,000	30/10/2018