

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

11/1 Coles Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$1,242,000 House Unit X Suburb Beaumaris

Period - From 01/07/2017 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	8/1 Coles Ct BEAUMARIS 3193	\$466,000	17/03/2018
2	16/12 Venice St MENTONE 3194	\$440,000	27/06/2018
3	7/3 Coles Ct BEAUMARIS 3193	\$435,000	05/08/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/1 Coles Ct BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$466,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Unit

16/12 Venice St MENTONE 3194 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 27/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/3 Coles Ct BEAUMARIS 3193 (REI)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 05/08/2018

Rooms: -

Property Type: Unit