

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 2/147 Charman Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,091,500 House Unit X Suburb Beaumaris

Period - From 01/01/2018 to 31/03/2018 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	1/41 Harpley St CHELTENHAM 3192	\$915,000	24/03/2018
2	1/2 Coleman Ct CHELTENHAM 3192	\$900,000	17/03/2018
3	179 Warrigal Rd CHELTENHAM 3192	\$855,000	24/03/2018

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 1 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

March quarter 2018: \$1,091,500

Comparable Properties



1/41 Harpley St CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$915,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Unit



1/2 Coleman Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$900,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: Unit

Land Size: 336 sqm approx



179 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$855,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 4

Property Type: House (Res)