

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

20 Erowal Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Beaumaris

Period - From 01/01/2019

to 31/12/2019

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	49 Haydens Rd BEAUMARIS 3193	\$1,355,000	15/02/2020
2	9a Llewellyn St BEAUMARIS 3193	\$1,251,000	16/10/2019
3	2/1 Woff St BEAUMARIS 3193	\$1,240,000	30/11/2019

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.~~

This Statement of Information was prepared on:

09/03/2020 14:24

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending December 2019: \$1,600,000



3 3 2

Rooms: 6

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

49 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,355,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)

Land Size: 344 sqm approx



9a Llewellyn St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,251,000

Method: Expression of Interest

Date: 16/10/2019

Property Type: Townhouse (Res)



2/1 Woff St BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)

Land Size: 445 sqm approx