

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 Hilton Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,590,000

&

\$1,749,000

Median sale price

Median price \$1,667,000

House

X

Unit

Suburb

Beaumaris

Period - From 01/01/2018

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	2 Valmont Av BEAUMARIS 3193	\$1,810,000	15/09/2018
2	7 Lynette Av BEAUMARIS 3193	\$1,750,000	27/10/2018
3	63 Dalgetty Rd BEAUMARIS 3193	\$1,675,000	17/11/2018

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:

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,749,000

Median House Price

Year ending December 2018: \$1,667,000

Comparable Properties



2 Valmont Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,810,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 724 sqm approx



7 Lynette Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 780 sqm approx



63 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,675,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 8

Property Type: House (Res)

Land Size: 816 sqm approx