

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

40 Clonmore Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Beaumaris

Period - From 01/04/2021 to 30/06/2021 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	10 Hardinge St BEAUMARIS 3193	\$2,025,000	08/05/2021
2	11 Douglas St BEAUMARIS 3193	\$2,000,000	25/06/2021
3	3 Hotham St BEAUMARIS 3193	\$1,950,000	15/05/2021

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:

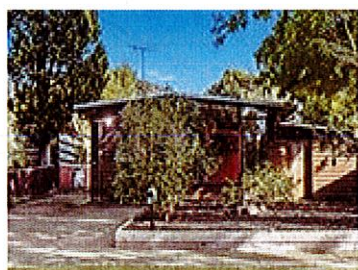
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Property Type: House (Previously Occupied - Detached)
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
June quarter 2021: \$1,950,000

Comparable Properties



10 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,025,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 776 sqm approx



11 Douglas St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 25/06/2021
Property Type: House (Res)
Land Size: 805 sqm approx



3 Hotham St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 513 sqm approx