

## Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 24 Bonanza Road, Beaumaris, 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,300,000 & \$1,400,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,620,500 \*House X Unit Suburb Beaumaris

Period - From 02/05/17 to 02/11/17 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 7 McNamara Street, Beaumaris	\$1,354,000	09/09/17
2 12 McNamara Street, Beaumaris	\$1,385,000	26/08/17
3 381 Balcombe Road, Beaumaris	\$1,245,000	12/07/17

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.