

## 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

17 Nautilus Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

#### Median sale price

Median price \$1,532,500

House

X

Unit

Suburb

Beaumaris

Period - From 01/04/2019

to

30/06/2019

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	7 Prospect Gr BLACK ROCK 3193	\$1,660,000	08/05/2019
2	34 Hardinge St BEAUMARIS 3193	\$1,590,000	22/06/2019
3	18 Sunset Av BEAUMARIS 3193	\$1,420,000	24/06/2019

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.



**Rooms:** 5

**Property Type:** House

**Land Size:** 773m2 sqm approx

**Agent Comments**

Wide frontage, ideal for dual occupancy, new home or restoration of the original home built in 1957.

## Comparable Properties



**7 Prospect Gr BLACK ROCK 3193 (REI/VG)**

**Agent Comments**



**Price:** \$1,660,000

**Method:** Sold Before Auction

**Date:** 08/05/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**34 Hardinge St BEAUMARIS 3193 (REI)**

**Agent Comments**



**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**18 Sunset Av BEAUMARIS 3193 (REI/VG)**

**Agent Comments**



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 24/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 665 sqm approx