

Mandy Engelhardt
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	17 Nautilus Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,532,500	Hou	ise 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.

Ad	dress 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.

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> **Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price**

June guarter 2019: \$1,532,500

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

Agent Comments

Agent Comments

built in 1957.

Comparable Properties



7 Prospect Gr BLACK ROCK 3193 (REI/VG)

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)

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)

1 3

6

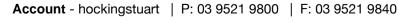
Price: \$1,420,000 Method: Private Sale **Date:** 24/06/2019

Rooms: -

Property Type: House Land Size: 665 sqm approx

Agent Comments





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