

## 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 2/133 Charman Road, 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 \$790,000 & \$860,000

#### Median sale price

Median price \$1,242,000 House Unit X Suburb Beaumaris

Period - From 01/07/2017 to 30/06/2018 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	1/96 Latrobe St MENTONE 3194	\$840,000	15/02/2018
2	2/69 Spicer St BEAUMARIS 3193	\$808,000	14/04/2018
3	3/46-48 Patty St MENTONE 3194	\$800,000	12/05/2018

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.



 2    1    2

## Comparable Properties



**1/96 Latrobe St MENTONE 3194 (REI/VG)**

 3    1    1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 15/02/2018

**Property Type:** Unit



**2/69 Spicer St BEAUMARIS 3193 (REI)**

 2    2    1

**Price:** \$808,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Property Type:** Unit



**3/46-48 Patty St MENTONE 3194 (REI/VG)**

 2    1    1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Property Type:** Unit