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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 33 Cloris Avenue, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	Property Type Hous		se		Suburb	Beaumaris
Period - From	01/04/2020	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	10 Hardinge St BEAUMARIS 3193	\$2,025,000	08/05/2021
2			
3			

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:

24/05/2021 16:41







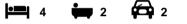


Property Type: House (Res) **Land Size:** 773 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,100,000 Median House Price Year ending March 2021: \$1,800,000

Comparable Properties



10 Hardinge St BEAUMARIS 3193 (REI)



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

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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