hockingstuart

Statement of Information

Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

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

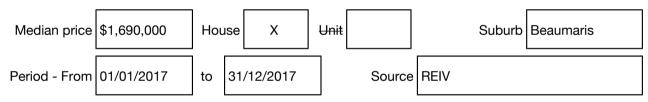
12 Parkside Street, Beaumaris Vic 3193

Indicative selling price

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

 Range between
 \$1,350,000
 &
 \$1,400,000

Median sale price



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	9 Pyingerra Cr CHELTENHAM 3192	\$1,390,000	11/10/2017
2	12 Mcnamara St BEAUMARIS 3193	\$1,385,000	26/08/2017
3	7 Mcnamara St BEAUMARIS 3193	\$1,354,000	09/09/2017

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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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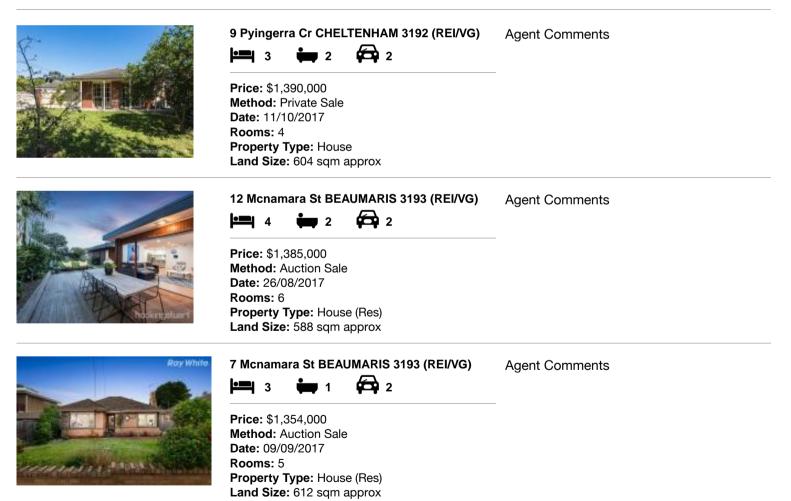




Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 612 sqm approx Agent Comments Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price Year ending December 2017: \$1,690,000

Comparable Properties



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