

# RT Edgar

## STATEMENT OF INFORMATION

5 April 2018

### Property offered for sale

83 Scott Street, Beaumaris 3193

### Indicative selling price

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

Range  
between \$2,300,000 & \$2,450,000

### Median sale price

Median price	\$1,753,000	House	X	Unit	Suburb	Beaumaris
Period - From	1/10/2017	to	31/12/2017	Source	PropertyData.Com	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Brighton estate agent and Jack Broadhead consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 21 Hardinge Street, Beaumaris	\$2,750,000	26/08/2017
2 37 Deauville Street, Beaumaris	\$2,260,000	21/10/2017
3 49 Haldane Street, Beaumaris	\$2,450,000	11/10/2017