



5 3 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,690,000

Median House Price

June quarter 2017: \$1,690,000

Comparable Properties



6 Rossmith Av BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$1,701,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 640 sqm approx



22 Glenwood Av BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$1,690,000

Method: Private Sale

Date: 23/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 765 sqm approx



63 Haldane St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 11

Property Type: House (Res)

Land Size: 625 sqm approx

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

14 Cavell Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,590,000

&

\$1,749,000

Median sale price

Median price \$1,690,000

House

X

Suburb

Beaumaris

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Rossmith Av BEAUMARIS 3193	\$1,701,000	20/05/2017
22 Glenwood Av BEAUMARIS 3193	\$1,690,000	23/05/2017
63 Haldane St BEAUMARIS 3193	\$1,670,000	25/03/2017