## 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

18 Michael Street, Beaumaris Vic 3193

### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go       | v.au/ | /underquot  | ing  |        |           |
|-----------------|-------------------|------|--------------------|-------|-------------|------|--------|-----------|
| Range betweer   | \$1,400,000       |      | &                  |       | \$1,500,000 |      |        |           |
| Median sale p   | rice              |      |                    |       |             |      |        |           |
| Median price    | \$1,863,500       | Pro  | Property Type Hous |       | se          |      | Suburb | Beaumaris |
| Period - From   | 01/01/2021        | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property  | Price       | Date of sale |
|----|-------------------------------|-------------|--------------|
| 1  | 4 Flinders St MENTONE 3194    | \$1,490,000 | 19/03/2021   |
| 2  | 18 Axelton St CHELTENHAM 3192 | \$1,480,000 | 27/03/2021   |
| 3  | 8 Conti Ct MENTONE 3194       | \$1,475,000 | 26/03/2021   |

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.

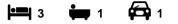
This Statement of Information was prepared on:

20/05/2021 08:33



## 18 Michael Street, Beaumaris Vic 3193





Rooms: 6 Property Type: House Land Size: 608 sqm approx Agent Comments

**Indicative Selling Price** \$1,400,000 - \$1,500,000 Median House Price March guarter 2021: \$1,863,500

# **Comparable Properties**



4 Flinders St MENTONE 3194 (REI)





Price: \$1,490,000 Method: Private Sale Date: 19/03/2021 Property Type: House

## Agent Comments

Agent Comments

Land Size: 597 sqm approx

#### 18 Axelton St CHELTENHAM 3192 (REI) **2** 2 3

Price: \$1,480,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res)

Land Size: 573 sqm approx



8 Conti Ct MENTONE 3194 (REI) **2** - 4 2

Agent Comments

Price: \$1,475,000 Method: Private Sale Date: 26/03/2021 Property Type: House Land Size: 516 sqm approx

### Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133





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.