

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,863,500 Property Type House Suburb Beaumaris

Period - From 01/01/2021 to 31/03/2021 Source 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.

	Address 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



 3  1  1

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 quarter 2021: \$1,863,500

Comparable Properties



4 Flinders St MENTONE 3194 (REI)

Agent Comments

 3  1  2

Price: \$1,490,000
Method: Private Sale
Date: 19/03/2021
Property Type: House
Land Size: 597 sqm approx



18 Axelton St CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 4  2  2

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

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