

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 20 Kirkwood Street, Beaumaris

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,584,500 *House ☒ *Unit ☐ Suburb Beaumaris
Period - From 8th May 2017 to 7th May 2018 Source CoreLogic

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
11a Grandview Avenue, Beaumaris	\$1,485,000	15-3-18
24A Paul Street, Cheltenham	\$1,340,000	28-03-18
12A Cromer Road, Beaumaris	\$1,500,000	18-11-17

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.