

## 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

16 Mariemont Avenue, Beaumaris Vic 3193

#### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

#### Median sale price

Median price \$1,690,000 House X Unit Suburb Beaumaris

Period - From 01/01/2017 to 31/12/2017 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	32 Coreen Av BEAUMARIS 3193	\$1,660,000	17/01/2018
2	52 Scott St BEAUMARIS 3193	\$1,660,000	17/01/2018
3	83 Oak St BEAUMARIS 3193	\$1,570,000	24/03/2018

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.



3   1   1

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
Year ending December 2017: \$1,690,000

## Comparable Properties



**32 Coreen Av BEAUMARIS 3193 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 17/01/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx



**52 Scott St BEAUMARIS 3193 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 17/01/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 611 sqm approx



**83 Oak St BEAUMARIS 3193 (REI)**

**Agent Comments**

5   2   -

**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 642 sqm approx