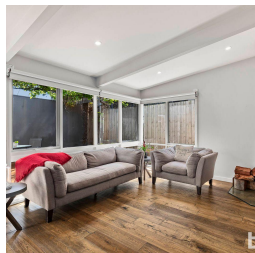


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 COMAS ROAD, BEAUMARIS, VIC 3193

4 2 2

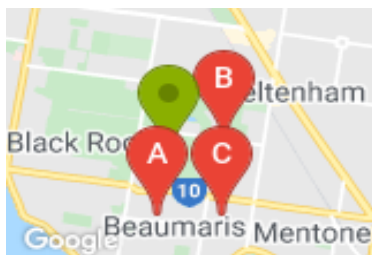
Indicative Selling Price

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

Price Range: \$1,300,000 to \$1,430,000

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (House)

\$1,730,000

01 July 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

137 DALGETTY RD, BEAUMARIS, VIC 3193

3 2 2



Sale Price

***\$1,265,000**

Sale Date: 19/12/2020

Distance from Property: 875m



134 WEATHERALL RD, CHELTENHAM, VIC

3 1 2



Sale Price

***\$1,311,000**

Sale Date: 14/11/2020

Distance from Property: 736m



15 HASTINGS AVE, BEAUMARIS, VIC 3193

4 2 2



Sale Price

***\$1,520,000**

Sale Date: 21/12/2020

Distance from Property: 1.1km



This report has been compiled on 12/01/2021 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

1 COMAS ROAD, BEAUMARIS, VIC 3193

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,430,000

Median sale price

Median price

\$1,730,000

Property type

House

Suburb

BEAUMARIS

Period

01 July 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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

137 DALGETTY RD, BEAUMARIS, VIC 3193	*\$1,265,000	19/12/2020
134 WEATHERALL RD, CHELTENHAM, VIC 3192	*\$1,311,000	14/11/2020
15 HASTINGS AVE, BEAUMARIS, VIC 3193	*\$1,520,000	21/12/2020

This Statement of Information was prepared

12/01/2021