

Mandy Engelhardt 03 9521 9800 0439 483 024 mengelhardt@hockingstuart.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Age								its Act 1980	
Property offer	ed for s	ale									
Address Including suburb and postcode		22 Vardon A	Avenu	ie, Beaum	aris Vi	3193					
Indicative selli	ing pric	e									
For the meaning	of this p	rice see co	nsume	er.vic.gov.	au/und	derquoting					
Range between \$1,650,000		0,000		&	\$-	1,775,000					
Median sale p	rice										
Median price	an price \$1,653,000		ouse	Х	Unit			Suburb	Beau	maris	
Period - From	Period - From 01/04/2018			to 30/06/2018 Source RI				EIV			
Comparable p	roperty	sales (*De	elete	A or B b	elow	as applica	ble)				
months		estate ager						operty for sale o be most co			
Address of comparable property								Price	D	ate of sale	
1											
2											
3											
OR									-		
R* The esta	ate agen	t or agentic	ranra	cantativa	rasean	ahly haliaya	e tha	t fawar than t	hraa c	omnarahla	

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.





## hockingstuart

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> Indicative Selling Price \$1,650,000 - \$1,775,000 Median House Price June guarter 2018: \$1,653,000



Rooms: 6

Property Type: House (Previously

Occupied - Detached) **Land Size:** 602 sqm approx

Agent Comments

Pool

## Comparable Properties

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.

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