## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 47 Scott Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale pi	rice							
Median price	\$1,720,000	Pro	operty Type	Hou	ise		Suburb	Beaumaris
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	86 Wells Rd BEAUMARIS 3193	\$1,915,000	09/09/2020
2	81 Haldane St BEAUMARIS 3193	\$1,830,000	21/06/2020
3	158 Dalgetty Rd BEAUMARIS 3193	\$1,820,000	24/10/2020

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:

10/11/2020 16:04









Property Type: House Land Size: 641 approx sqm approx Agent Comments Stephen Tickell 03 9521 9800 0418 177 565 stephen.tickell@belleproperty.com

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending September 2020: \$1,720,000

# **Comparable Properties**



86 Wells Rd BEAUMARIS 3193 (VG)



Price: \$1,915,000 Method: Sale Date: 09/09/2020 Property Type: House (Res) Land Size: 533 sqm approx Agent Comments



81 Haldane St BEAUMARIS 3193 (REI/VG)

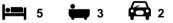
Agent Comments



Price: \$1,830,000 Method: Private Sale Date: 21/06/2020 Property Type: House (Res) Land Size: 610 sqm approx



158 Dalgetty Rd BEAUMARIS 3193 (REI)



Agent Comments

Price: \$1,820,000 Method: Auction Sale Date: 24/10/2020 Property Type: House (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.