

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

47 Scott Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,720,000

Property Type House

Suburb Beaumaris

Period - From 01/10/2019

to 30/09/2020

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	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

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending September 2020: \$1,720,000



5 2.5 2+

Property Type: House

Land Size: 641 approx sqm
approx

Agent Comments

Comparable Properties



86 Wells Rd BEAUMARIS 3193 (VG)

Agent Comments

4 - -

Price: \$1,915,000

Method: Sale

Date: 09/09/2020

Property Type: House (Res)

Land Size: 533 sqm approx



81 Haldane St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

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

5 3 2

Price: \$1,820,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)