

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Haldane Street Beaumaris VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

*House

X

*Unit

Suburb

Beaumaris

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

107 Pellatt Street Beaumaris VIC 3193	\$1,280,000	08-Apr-19
11 Gramatan Avenue Beaumaris VIC 3193	\$1,285,000	11-May-19
188 Tramway Parade Beaumaris VIC 3193	\$1,305,000	02-Mar-19

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.~~

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107 Pellatt Street Beaumaris VIC 3193

Sold Price

^{RS} **\$1,280,000**

Sold Date

08-Apr-19

 3

 1

 1

Distance

0.87km



11 Gramatan Avenue Beaumaris VIC 3193

Sold Price

^{RS} **\$1,285,000** ^{UN}

Sold Date

11-May-19

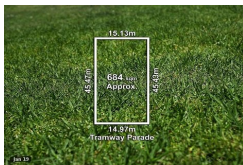
 3

 2

 1

Distance

1.12km



188 Tramway Parade Beaumaris VIC 3193

Sold Price

\$1,305,000

Sold Date

02-Mar-19

 3

 1

 2

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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