

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

2/28 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,150,000

House

Unit

X

Suburb Beaumaris

Period - From 01/10/2016

to

30/09/2017

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	2/37 Milan St MENTONE 3194	\$1,190,000	16/09/2017
2	17a Towers St BEAUMARIS 3193	\$1,140,000	14/10/2017
3	3/37 Milan St MENTONE 3194	\$1,100,000	06/05/2017

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.

2/28 Alfred Street, Beaumaris Vic 3193

hockingstuart

Simon Wendt

9583 3246

0407 040706

swendt@hockingstuart.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending September 2017: \$1,150,000



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

2/26 Alfred Street, Beaumaris SOLD \$1,205,000 over 6 months ago.

Comparable Properties



2/37 Milan St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,190,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)



17a Towers St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 574 sqm approx



3/37 Milan St MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Unit