

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

3 Ruxton Rise, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,570,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Beaumaris

Period - From

01/10/2018

to

30/09/2019

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	41 Seaview Cr BLACK ROCK 3193	\$1,650,000	14/09/2019
2	26b Cannes Gr BEAUMARIS 3193	\$1,575,000	21/11/2019
3	18b Surf Av BEAUMARIS 3193	\$1,535,000	09/12/2019

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:

14/01/2020 16:55

3 Ruxton Rise, Beaumaris Vic 3193

**Jellis
Craig**

Simone Tindall

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0408 330 355

SimoneTindall@jellisrcraig.com.au

Indicative Selling Price

\$1,570,000

Median House Price

Year ending September 2019: \$1,570,000



4 2

Property Type: House (Res)

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



41 Seaview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

3 3 3

Price: \$1,650,000

Method: Private Sale

Date: 14/09/2019

Property Type: House

Land Size: 307 sqm approx



26b Cannes Gr BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,575,000

Method: Private Sale

Date: 21/11/2019

Property Type: Townhouse (Single)

Land Size: 332 sqm approx



18b Surf Av BEAUMARIS 3193 (REI)

Agent Comments

3 2 -

Price: \$1,535,000

Method: Private Sale

Date: 09/12/2019

Property Type: Townhouse (Single)

Land Size: 281 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.