

# 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

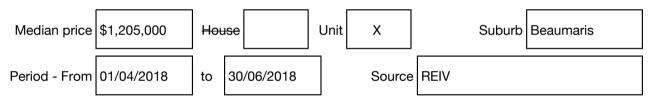
16/33 Bodley Street, Beaumaris Vic 3193

## Indicative selling price

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

Single price \$700,000

#### Median sale price



#### 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	2/360 Balcombe Rd BEAUMARIS 3193	\$766,000	10/02/2018
2	2/28 Glenwood Av BEAUMARIS 3193	\$742,000	22/02/2018
3	2/18 Venice St MENTONE 3194	\$673,000	16/06/2018

#### 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.

#### Account - Edge Group Real Estate | P: 405666 | F: 03 9596 6085

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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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$700,000 Median Unit Price June quarter 2018: \$1,205,000

# **Comparable Properties**



2 1 1 1 Price: \$766,000 Method: Auction Sale Date: 10/02/2018 Rooms: -Property Type: Unit

(REI/VG)

2/360 Balcombe Rd BEAUMARIS 3193

Agent Comments

2/28 Glenwood Av BEAUMARIS 3193 (REI/VG) Agent Comments



Price: \$742,000 Method: Private Sale Date: 22/02/2018 Rooms: 4 Property Type: Unit



2/18 Venice St MENTONE 3194 (REI)

Agent Comments



Price: \$673,000 Method: Auction Sale Date: 16/06/2018 Rooms: -

Property Type: Unit

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