

## 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 Deauville Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,350,000

#### Median sale price

Median price \$1,705,000 House  Unit  Suburb Beaumaris

Period - From 01/07/2017 to 30/06/2018 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	6 Bellaire Ct BEAUMARIS 3193	\$2,485,000	03/05/2018
2	6 Harfleur Av BEAUMARIS 3193	\$2,350,000	17/03/2018
3	22 Mariemont Av BEAUMARIS 3193	\$2,200,000	25/04/2018

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.



 4    3    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 876 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median House Price**

Year ending June 2018: \$1,705,000

## Comparable Properties



**6 Bellaire Ct BEAUMARIS 3193 (REI)**

**Agent Comments**

 3    2    4

**Price:** \$2,485,000  
**Method:** Private Sale  
**Date:** 03/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1175 sqm approx



**6 Harfleur Av BEAUMARIS 3193 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



**22 Mariemont Av BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

 5    4    4

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 25/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 908 sqm approx