hockingstuart

Nick Kiloh 03 9521 9800 0429 117 724

nkiloh@hockingstuart.com.au

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

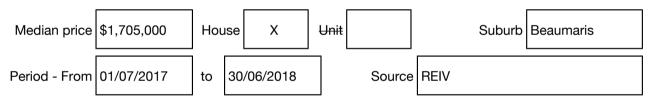
16 Deauville Street, Beaumaris Vic 3193

Indicative selling price

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

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

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	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.

Account - hockingstuart | P: 03 9521 9800 | F: 03 9521 9840

propertydata

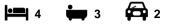
Generated: 15/08/2018 15:20

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.



hockingstuart





Rooms: Property Type: House (Res) Land Size: 876 sqm approx Agent Comments Nick Kiloh 03 9521 9800 0429 117 724 nkiloh@hockingstuart.com.au

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) 3 2 2 4 Price: \$2,485,000 Method: Private Sale Date: 03/05/2018 Rooms: - Property Type: House Land Size: 1175 sqm approx	Agent Comments
6 Harfleur Av BEAUMARIS 3193 (REI) 5 3 2 Price: \$2,350,000 Method: Auction Sale Date: 17/03/2018 Rooms: - Property Type: House (Res)	Agent Comments
22 Mariemont Av BEAUMARIS 3193 (REI/VG)	Agent Comments

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

Account - hockingstuart | P: 03 9521 9800 | F: 03 9521 9840

propertydata

Generated: 15/08/2018 15:20

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.

