

## 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

2B Hastings Avenue, Beaumaris Vic 3193

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

Single price \$1,385,000

**Median sale price\***

Median price \$1,400,000

House

X

Unit

Suburb Beaumaris

Period - From 20/03/2018

to

20/09/2018

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	1/8 Collins St MENTONE 3194	\$1,435,000	26/05/2018
2	77b Haldane St BEAUMARIS 3193	\$1,399,000	27/07/2018
3	17 Hardy Gr BEAUMARIS 3193	\$1,375,000	05/05/2018

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.



3   
 2   
 2

**Rooms:****Property Type:** Townhouse (Res)**Land Size:** 333 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,385,000

**Median House Price \***

20/03/2018 - 20/09/2018: \$1,400,000

\* Agent calculated median

## Comparable Properties

**1/8 Collins St MENTONE 3194 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,435,000**Method:** Auction Sale**Date:** 26/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 367 sqm approx**77b Haldane St BEAUMARIS 3193 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,399,000**Method:** Private Sale**Date:** 27/07/2018**Rooms:** -**Property Type:** House**17 Hardy Gr BEAUMARIS 3193 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,375,000**Method:** Auction Sale**Date:** 05/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 459 sqm approx