

## 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

2/117 Oak St, 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 \$1,825,000

#### Median sale price

Median price \$1,708,750 House  Unit  Suburb Beaumaris

Period - From 01/04/2017 to 31/03/2018 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 Page St BEAUMARIS 3193	\$1,950,000	22/02/2018
2	38 Anita St BEAUMARIS 3193	\$1,825,000	01/06/2018
3	3a Wall St BEAUMARIS 3193	\$1,810,000	17/03/2018

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.



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**Indicative Selling Price**  
\$1,825,000

**Median House Price**  
Year ending March 2018: \$1,708,750



3   2.5   2

**Rooms:**  
**Property Type:** New Home  
**Land Size:** 330sqm sqm approx  
**Agent Comments**  
New executive residence on compact lot

## Comparable Properties



1 Page St BEAUMARIS 3193 (REI)

Agent Comments

4   2   2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 392 sqm approx



38 Anita St BEAUMARIS 3193 (REI)

Agent Comments

4   2   2

**Price:** \$1,825,000  
**Method:** Sold Before Auction  
**Date:** 01/06/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



3a Wall St BEAUMARIS 3193 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 460 sqm approx