

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
133 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,690,000 House X Unit Suburb Beaumaris

Period - From 01/01/2017 to 31/12/2017 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	47 Oak St BEAUMARIS 3193	\$1,675,000	06/12/2017
2	52 Scott St BEAUMARIS 3193	\$1,660,000	17/01/2018
3	46 Haldane St BEAUMARIS 3193	\$1,580,000	28/10/2017

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
  1
  2

Rooms: 4
Property Type: House
Land Size: 685 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,595,000
Median House Price
 Year ending December 2017: \$1,690,000

Comparable Properties



47 Oak St BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,675,000
Method: Private Sale
Date: 06/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 627 sqm approx



52 Scott St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,660,000
Method: Private Sale
Date: 17/01/2018
Rooms: -
Property Type: House
Land Size: 611 sqm approx



46 Haldane St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,580,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 652 sqm approx