

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

13 Gareth Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Beaumaris

Period - From 01/04/2021 to 30/06/2021 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	3 Haydens Rd BEAUMARIS 3193	\$2,550,000	26/06/2021
2	19 Wattle Av BEAUMARIS 3193	\$2,515,000	26/05/2021
3	6 Lileura Av BEAUMARIS 3193	\$2,600,000	07/04/2021

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.~~

This Statement of Information was prepared on:

29/07/2021 12:57



Property Type: House (Previously Occupied - Detached)

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



3 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,550,000

Method: Private Sale

Date: 26/06/2021

Property Type: House

Land Size: 744 sqm approx



19 Wattle Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,515,000

Method: Private Sale

Date: 26/05/2021

Property Type: House (Res)

Land Size: 767 sqm approx



6 Lileura Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 07/04/2021

Property Type: House

Land Size: 639 sqm approx