

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
2/30 Glenwood Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$1,205,000 House Unit X Suburb Beaumaris

Period - From 01/04/2017 to 30/06/2017 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	4/27 Third St BLACK ROCK 3193	\$742,500	25/03/2017
2	3/38 Second St BLACK ROCK 3193	\$735,000	20/05/2017
3	8/34 Third St BLACK ROCK 3193	\$725,000	25/03/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
June quarter 2017: \$1,205,000

Comparable Properties



4/27 Third St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$742,500
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: Unit



3/38 Second St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$735,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Unit

8/34 Third St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Unit