

## 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	12 Pacific Boulevard, Beaumaris Vic 3193
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#### Indicative selling price

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

Single price	\$1,630,000
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#### Median sale price

Median price	\$1,667,000	House	X	Unit		Suburb	Beaumaris
Period - From	01/01/2018	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	61 Cromer Rd BEAUMARIS 3193	\$1,674,000	03/03/2018
2	52 Scott St BEAUMARIS 3193	\$1,660,000	17/01/2018
3	14 Cannes Gr BEAUMARIS 3193	\$1,645,000	03/03/2018

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.



3   1   1

**Rooms:**  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$1,630,000  
**Median House Price**  
 March quarter 2018: \$1,667,000

## Comparable Properties

61 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

3   1   2

**Price:** \$1,674,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



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



14 Cannes Gr BEAUMARIS 3193 (REI)

Agent Comments

4   2   2

**Price:** \$1,645,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx