

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	37 Hardinge Street, Beaumaris Vic 3193
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$1,666,000	Property Type	House	Suburb	Beaumaris
Period - From	01/10/2019	to	31/12/2019	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	10 Rosemary Rd BEAUMARIS 3193	\$1,820,000	26/10/2019
2	10 Nautilus St BEAUMARIS 3193	\$1,800,000	11/10/2019
3	172 Tramway Pde BEAUMARIS 3193	\$1,600,000	07/12/2019

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: 12/03/2020 15:45



Property Type: House (Previously Occupied - Detached)
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2019: \$1,666,000

Comparable Properties



10 Rosemary Rd BEAUMARIS 3193 (REI/VG) [Agent Comments](#)



Price: \$1,820,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 911 sqm approx



10 Nautilus St BEAUMARIS 3193 (REI/VG) [Agent Comments](#)



Price: \$1,800,000
Method: Private Sale
Date: 11/10/2019
Rooms: 7
Property Type: House (Res)
Land Size: 744 sqm approx



172 Tramway Pde BEAUMARIS 3193 (REI/VG) [Agent Comments](#)



Price: \$1,600,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 689 sqm approx