## McGrath

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

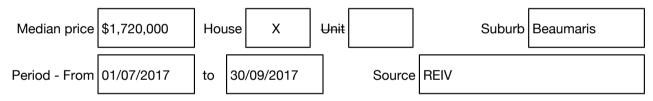
Address	16 Deauville Street, Beaumaris Vic 3193			
Including suburb and				
postcode				

#### Indicative selling price

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

Range between	\$2,550,000	&	\$2,750,000	

#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	19 Cloris Av BEAUMARIS 3193	\$2,800,000	17/06/2017
2	21 Hardinge St BEAUMARIS 3193	\$2,750,000	26/08/2017
3	7 Point Av BEAUMARIS 3193	\$2,650,000	31/08/2017

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.

#### Account - McGrath | P: 03 80801588 | F: 03 8080 1522

propertydata

#### Generated: 15/11/2017 17:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



# McGrath





Rooms: Property Type: House Land Size: 879 sqm approx Agent Comments Indicative Selling Price \$2,550,000 - \$2,750,000 Median House Price September quarter 2017: \$1,720,000

### **Comparable Properties**



▶ 4 ▶ 2 ↔ 3 Price: \$2,800,000 Method: Auction Sale Date: 17/06/2017

Property Type: House

Rooms: -

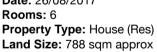
19 Cloris Av BEAUMARIS 3193 (REI)

21 Hardinge St BEAUMARIS 3193 (REI)

Agent Comments



**Price:** \$2,750,000 **Method:** Auction Sale **Date:** 26/08/2017





7 Point Av BEAUMARIS 3193 (REI)



Price: \$2,650,000 Method: Private Sale Date: 31/08/2017 Rooms: -Property Type: House (Res) Land Size: 1180 sqm approx Agent Comments

Agent Comments

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