STATEMENT OF INFORMATION

16A CORONET GROVE, BEAUMARIS, VIC 3193 PREPARED BY FRAN HARKIN, MCGRATH SANDRINGHAM, PHONE: 0414 957 840





McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



39.7m

358.4 m

39.7m

BEAUMARIS, VIC, 3193

01 April 2016 to 31 March 2017

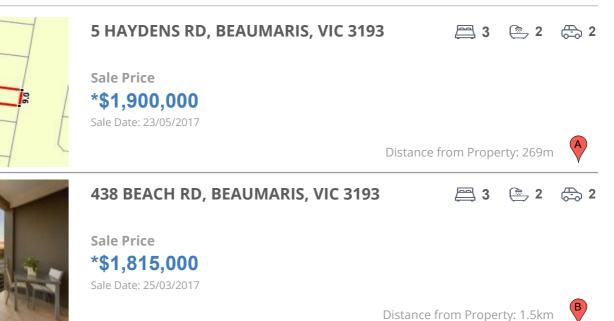
Suburb Median Sale Price (House)

\$1,455,000

1.6

COMPARABLE PROPERTIES

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.



Provided by: pricefinder

This report has been compiled on 30/06/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Price Range:

\$1,800,000 to \$1,980,000

Median sale price

Median price	\$1,455,000	House	Х	Unit	Suburb	BEAUMARIS	
Period	01 April 2016 to 31 March 2017			Source	р	pricefinder	

Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 HAYDENS RD, BEAUMARIS, VIC 3193	*\$1,900,000	23/05/2017
438 BEACH RD, BEAUMARIS, VIC 3193	*\$1,815,000	25/03/2017

