

## 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<br>Including suburb and<br>postcode | 17a Towers Street, Beaumaris Vic 3193 |
|---|---------------------------------------|

#### Indicative selling price

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

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,050,000 | & | \$1,155,000 |
|---------------|-------------|---|-------------|

#### 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 | 3/37 Milan St MENTONE 3194     | \$1,100,000 | 06/05/2017   |
| 2 | 2/38 Towers St BEAUMARIS 3193  | \$1,086,000 | 04/03/2017   |
| 3 | 1/20 Collins St MENTONE 3194   | \$1,058,000 | 18/02/2017   |

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.~~



3 -

**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median Unit Price**  
June quarter 2017: \$1,205,000

## Comparable Properties



**3/37 Milan St MENTONE 3194 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** Unit



**2/38 Towers St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,086,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**1/20 Collins St MENTONE 3194 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,058,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 477 sqm approx