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

s 20/33 Bodley Street, Beaumaris Vic 3193

Indicative selling price

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

| Range between | \$1,050,000 | & | \$1,155,000 |] |
|-------------------|-------------|---|-------------|---|
| Median sale price | | | | |

| Median price | \$1,690,000 | Hou | ise X | Unit | | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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.

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propertydata

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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.





Rooms: Property Type: House (Res) Agent Comments Marty Fox 9645 9699 0438 808 859 marty@whitefoxrealestate.com.au

> Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price June quarter 2017: \$1,690,000

Comparable Properties



20/33 Bodley St BEAUMARIS 3193 (VG)



Price: \$775,000 Method: Sale Date: 29/10/2014 Rooms: -Property Type: House (Res) Agent Comments

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.

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