

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	35 Hornby Street, Beaumaris Vic 3193
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**Indicative selling price**

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

Range between	\$2,100,000	&	\$2,300,000
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**Median sale price**

Median price	\$1,397,500	House	X	Unit		Suburb	Beaumaris
Period - From	01/01/2019	to	31/03/2019	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		
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.



 4  3  5

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 426 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

March quarter 2019: \$1,397,500

## 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.