

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	10/33 Bodley St, 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	\$1,020,000	&	\$1,050,000
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**Median sale price**

Median price	\$1,202,500	House		Unit	X	Suburb	Beaumaris
Period - From	01/01/2017	to	31/12/2017	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	5 Spicer St BEAUMARIS 3193	\$1,102,000	25/11/2017
2	2/1 Cloris Av BEAUMARIS 3193	\$975,500	25/11/2017
3	20/33 Bodley St BEAUMARIS 3193	\$950,000	28/10/2017

**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   2   2

**Rooms:** 6  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,020,000 - \$1,050,000  
**Median Unit Price**  
Year ending December 2017: \$1,202,500

## Comparable Properties



**5 Spicer St BEAUMARIS 3193 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,102,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** House (Res)



**2/1 Cloris Av BEAUMARIS 3193 (REI)**

**Agent Comments**

2   1   4

**Price:** \$975,500  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Villa



**20/33 Bodley St BEAUMARIS 3193 (VG)**

**Agent Comments**

2   -   -

**Price:** \$950,000  
**Method:** Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)