

STATEMENT OF INFORMATION

16A CORONET GROVE, BEAUMARIS, VIC 3193

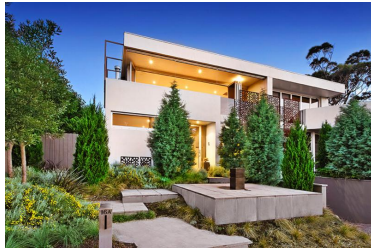
PREPARED BY FRAN HARKIN, MCGRATH SANDRINGHAM, PHONE: 0414 957 840



McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16A CORONET GROVE, BEAUMARIS, VIC

3 3 2

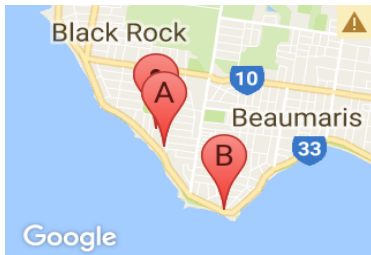
Indicative Selling Price

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

Price Range: **\$1,800,000 to \$1,980,000**

Provided by: Fran Harkin, McGrath Sandringham

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (House)

\$1,455,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



5 HAYDENS RD, BEAUMARIS, VIC 3193

3 2 2

Sale Price

***\$1,900,000**

Sale Date: 23/05/2017

Distance from Property: 269m



438 BEACH RD, BEAUMARIS, VIC 3193

3 2 2

Sale Price

***\$1,815,000**

Sale Date: 25/03/2017

Distance from Property: 1.5km



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

16A CORONET GROVE, BEAUMARIS, VIC 3193

Indicative selling price

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Price Range: \$1,800,000 to \$1,980,000

Median sale price

Median price \$1,455,000

House

Unit

Suburb

BEAUMARIS

Period 01 April 2016 to 31 March 2017

Source



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