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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**5/33-35 Bodley 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 \$800,000 & \$880,000**

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MEDIAN SALE PRICE

**Median price \$932,500 | Unit | Beaumaris (3193)**

**Period - From 29 January 2018 to 29 January 2018 | Source - realestate.com**

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COMPARABLE PROPERTY SALES

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
<b>50/34-36 BODLEY STREET, BEAUMARIS VIC 3193</b>	<b>\$840,000</b>	<b>14/11/2017</b>
<b>20/33-35 BODLEY STREET, BEAUMARIS VIC 3193</b>	<b>\$950,000</b>	<b>28/10/2017</b>
<b>4/120 TRAMWAY PARADE, BEAUMARIS VIC 3193</b>	<b>\$865,000</b>	<b>09/11/2017</b>