

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

2&4/3 View Court Beaumaris VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
3 bedroom, 2 bathroom, double garage	\$1,900,000	Or range between	\$*	&	\$
3 bedroom, 2 bathroom, double garage	\$2,100,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bedroom, 2 bathroom, double garage	30B Pine Street, Brighton VIC 3186	\$1,985,000	09/02/2018
	5/5 Rippon Grove, Brighton VIC 3186	\$2,100,000	24/11/2017
	2/3 Loller Street, Brighton VIC 3186	\$2,230,000	8/11/2017

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