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

3 Hugo Street 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)

Single Price	or range between	\$1,600,000	&	\$1,700,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,660,000	Prope	erty type	e House		Suburb	Beaumaris
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

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 6 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
13 Cloris Avenue Beaumaris VIC 3193	\$1,800,000	04-Jun-20
17 Wattle Avenue Beaumaris VIC 3193	\$1,850,000	27-Jul-20
8 Comport Street Beaumaris VIC 3193	\$1,660,000	11-Apr-20

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 6 months.

This Statement of Information was prepared on: 16 October 2020





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13 Cloris Avenue Beaumaris VIC 3193

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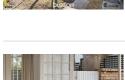
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Sold Price

\$1,800,000 Sold Date 04-Jun-20

Distance

0.22km



17 Wattle Avenue Beaumaris VIC

Sold Price

\$1,850,000 Sold Date **27-Jul-20**

Distance



3193

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0.52km



8 Comport Street Beaumaris VIC 3193

Sold Price

\$1,660,000 Sold Date 11-Apr-20

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1.03km Distance

RS = Recent sale

UN = Undisclosed Sale

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