

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 514 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,863,500 Property Type House Suburb Beaumaris

Period - From 01/01/2021 to 31/03/2021 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	2 Mcnamara St BEAUMARIS 3193	\$1,620,000	13/03/2021
2	371 Balcombe Rd BEAUMARIS 3193	\$1,560,000	17/04/2021
3			

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.~~

This Statement of Information was prepared on: 05/05/2021 15:45



 3
  1
  2

Rooms: 6
Property Type: House
Land Size: 639 sqm approx

Agent Comments

Build the benchmark, create a landmark and make your mark on the Bayside property market with this high-set home. One of just a handful of hilltop properties with a northerly rear aspect on the Balcombe Rd Hill, and the only one with a wide open westerly corner position, this elevated 639sqm/6,878sqft (approx.) property is the one that every Bayside new home builder & developer has had their eye on ...now it's ready for an all-new vision!

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 March quarter 2021: \$1,863,500

Comparable Properties



2 Mcnamara St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,620,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 581 sqm approx



371 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

 3
  1
  1

Price: \$1,560,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 606 sqm approx

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.