

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 387 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,705,000 House X Unit Suburb Beaumaris

Period - From 01/07/2017 to 30/06/2018 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	67 Oak St BEAUMARIS 3193	\$1,495,000	07/07/2018
2	17 Spicer St BEAUMARIS 3193	\$1,451,000	21/07/2018
3	36 Cromer Rd BEAUMARIS 3193	\$1,400,000	01/09/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 608 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending June 2018: \$1,705,000

Comparable Properties



67 Oak St BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,495,000
Method: Private Sale
Date: 07/07/2018
Rooms: 6
Property Type: House (Res)
Land Size: 314 sqm approx



17 Spicer St BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,451,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: House (Res)



36 Cromer Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

4 2 3

Price: \$1,400,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx