

## 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  
2 Powys Drive, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,667,000 House X Unit Suburb Beaumaris

Period - From 01/01/2018 to 31/12/2018 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	33 Rosemary Rd BEAUMARIS 3193	\$1,650,000	06/03/2019
2	21 Dalgetty Rd BEAUMARIS 3193	\$1,605,000	16/01/2019
3	21 Bellaire Ct BEAUMARIS 3193	\$1,580,000	11/10/2018

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.



4   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending December 2018: \$1,667,000

## Comparable Properties



33 Rosemary Rd BEAUMARIS 3193 (REI)

**Agent Comments**

3   3   2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 06/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 613 sqm approx



21 Dalgetty Rd BEAUMARIS 3193 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,605,000  
**Method:** Private Sale  
**Date:** 16/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 641.03 sqm approx



21 Bellaire Ct BEAUMARIS 3193 (REI/VG)

**Agent Comments**

4   3   2

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 11/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 582 sqm approx