

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	53 Wells Road, Beaumaris Vic 3193
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Indicative selling price

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

Range between	\$960,000	&	\$1,040,000
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Median sale price

Median price	\$1,175,000	House		Unit	X	Suburb	Beaumaris
Period - From	01/04/2019	to	30/06/2019	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	4 Alfred St BEAUMARIS 3193	\$1,036,000	30/03/2019
2	1/32 Alfred St BEAUMARIS 3193	\$1,010,000	01/06/2019
3	11 Gilford Gr CHELTENHAM 3192	\$986,500	27/05/2019

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: 313 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,040,000
Median Unit Price
 June quarter 2019: \$1,175,000

Comparable Properties



4 Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$1,036,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



1/32 Alfred St BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,010,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 350 sqm approx

11 Gilford Gr CHELTENHAM 3192 (VG)

Agent Comments

 3
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Price: \$986,500
Method: Sale
Date: 27/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 541 sqm approx