

## 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	511 Balcombe Road, Beaumaris Vic 3193
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#### Indicative selling price

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

Range between	\$1,490,000	&	\$1,639,000
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#### Median sale price

Median price	\$1,605,000	House	X	Unit		Suburb	Beaumaris
Period - From	01/04/2018	to	31/03/2019	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	34 Hardinge St BEAUMARIS 3193	\$1,590,000	22/06/2019
2	8 Comport St BEAUMARIS 3193	\$1,535,000	13/04/2019
3	20 Hilton St BEAUMARIS 3193	\$1,530,000	03/04/2019

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.

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**Indicative Selling Price**

\$1,490,000 - \$1,639,000

**Median House Price**

Year ending March 2019: \$1,605,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 901 sqm approx

Agent Comments

## Comparable Properties



**34 Hardinge St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**8 Comport St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 729 sqm approx



**20 Hilton St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 836 sqm approx