



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$750,000 - \$815,000
Median Unit Price
 March quarter 2017: \$1,038,000

Comparable Properties



2/58 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

2
 1
 2

Price: \$835,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Unit



2/121 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

3
 2
 2

Price:
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)

256a Balcombe Rd MENTONE 3194 (VG)

Agent Comments

2
 -
 -

Price: \$798,000
Method: Sale
Date: 04/03/2017
Rooms: -
Property Type: Flat
Land Size: 358 sqm

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

1/22 Wallace Crescent, Beaumaris Vic 3193

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$815,000

Median sale price

Median price \$1,038,000

Unit

X

Suburb

Beaumaris

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/58 Haydens Rd BEAUMARIS 3193	\$835,000	01/04/2017
2/121 Charman Rd BEAUMARIS 3193		25/03/2017
256a Balcombe Rd MENTONE 3194	\$798,000	04/03/2017