

Amanda Thomson 03 9589 3133 0418 266 326

Statement of Information

athomson@chisholmgamon.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1A Bayview Road, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,380,000
Range between	\$1,300,000	α	\$1,380,000

Median sale price

Median price	\$1,231,250	Hou	ıse	Unit	Х	Suburb	Beaumaris
Period - From	01/10/2018	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.

Add	dress of comparable property	Price	Date of sale
1	1/18 First St BLACK ROCK 3193	\$1,360,000	01/08/2018
2	1a Kerr St BEAUMARIS 3193	\$1,351,000	22/09/2018
3	176 Reserve Rd BEAUMARIS 3193	\$1,313,000	12/10/2018

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.





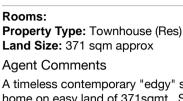
Chisholm&Gamon

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\$1,300,000 - \$1,380,000 **Median Unit Price** December guarter 2018: \$1,231,250

Indicative Selling Price



A timeless contemporary "edgy" single level 3 bedroom, 2 bathroom, double garage home on easy land of 371sqmt. Stunning north facing wide open living with walls of bi-fold doors creating indoor/outdoor living. Prized position metres to Seaview, close to Concourse, Beaumaris Secondary.

Agent Comments

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Comparable Properties



1/18 First St BLACK ROCK 3193 (REI/VG)

6 2 €

Price: \$1,360,000

Method: Sold Before Auction

Date: 01/08/2018

Rooms: 6

Property Type: Townhouse (Res)



1a Kerr St BEAUMARIS 3193 (REI/VG)

-3

Price: \$1,351,000 Method: Auction Sale Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



176 Reserve Rd BEAUMARIS 3193 (REI/VG)

—— 3

Price: \$1,313,000 Method: Private Sale Date: 12/10/2018

Rooms: -

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

Property Type: Townhouse (Single)





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