

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

1A Bayview Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

Median sale price

Median price \$1,231,250

House

Unit

X

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.

	Address 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.



3 2 3

Rooms:

Property Type: Townhouse (Res)

Land Size: 371 sqm approx

Agent Comments

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.

Comparable Properties



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

Agent Comments

3 2 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)

Agent Comments

3 2 2

Price: \$1,351,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)



176 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 1

Price: \$1,313,000

Method: Private Sale

Date: 12/10/2018

Rooms: -

Property Type: Townhouse (Single)