# Chisholm&Gamo Amanda Thomson

03 9589 3133 0418 266 326

athomson@chisholmgamon.com.au

# 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

17 Woff Street, Beaumaris Vic 3193

### Indicative selling price

Period - From 01/04/2017

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

Range between	\$1,600,000		&	\$1,700,000				
Median sale price								
Median price	\$1,708,750	House	Х	Unit	Suburb	Beaumaris		
Г	1			-				

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/03/2018

**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	28 Stanley St BLACK ROCK 3193	\$1,865,000	23/06/2018
2	24 Anita St BEAUMARIS 3193	\$1,700,000	06/04/2018
3	61 Cromer Rd BEAUMARIS 3193	\$1,674,000	03/03/2018

#### 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.

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

#### Generated: 05/07/2018 13:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

Source REIV

# 17 Woff Street, Beaumaris Vic 3193

## Chisholm&Gamon Amanda Thomson

athomson@chisholmgamon.com.au

Year ending March 2018: \$1,708,750

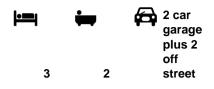
03 9589 3133 0418 266 326

**Indicative Selling Price** 

\$1.600.000 - \$1.700.000

**Median House Price** 





Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 799 sqm approx

#### Agent Comments

Immaculately presented cream brick residence nestled amidst the golf course with huge land of 799sqmt including north-facing rear with workshop/room for boat/caravan/hobbies/classic cars. As is, ideal to live in now with scope to renovate, extend or build a new lux residence or two (STCA).

Exceptional location nestled amidst Royal Melbourne golf course, parkland, the new Beaumaris Sec College. Premium north orientation at the rear - perfect for extension/renovation or luxury new home site or dual occ (STCA).

# **Comparable Properties**

baton	28 Stanley St BLACK ROCK 3193 (REI) 4 1 2 Price: \$1,865,000 Method: Auction Sale Date: 23/06/2018 Rooms: - Property Type: House Land Size: 764 sqm approx	Agent Comments
	24 Anita St BEAUMARIS 3193 (REI/VG) 24 Anita St BEAUMARIS 3193 (REI/VG) 24 Anita St BEAUMARIS 3193 (REI/VG) 2 Price: \$1,700,000 Method: Sold Before Auction Date: 06/04/2018 Rooms: - Property Type: House Land Size: 780 sqm approx	Agent Comments
	61 Cromer Rd BEAUMARIS 3193 (REI/VG) 3 1 2 Price: \$1,674,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House (Res) Land Size: 756 sqm approx	Agent Comments

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

#### Generated: 05/07/2018 13:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



