

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 priceFor 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

X

Unit

Suburb Beaumaris

Period - From 01/04/2017

to

31/03/2018

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	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.~~



3



2

2 car
garage
plus 2
off
street**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

**28 Stanley St BLACK ROCK 3193 (REI)****Agent Comments**

4



1



2

Price: \$1,865,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** -**Property Type:** House**Land Size:** 764 sqm approx**24 Anita St BEAUMARIS 3193 (REI/VG)****Agent Comments**

3



1



2

Price: \$1,700,000**Method:** Sold Before Auction**Date:** 06/04/2018**Rooms:** -**Property Type:** House**Land Size:** 780 sqm approx**61 Cromer Rd BEAUMARIS 3193 (REI/VG)****Agent Comments**

3



1



2

Price: \$1,674,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 756 sqm approx