hockingstuart

Jenny Dwyer 03 9521 9800 0418 528 988 jdwyer@hockingstuart.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** March quarter 2017: \$1,475,000





Property Type: House Land Size: 494 sqm

In this parklike setting, this meticulously kept up to 4 bedroom 2 bathroom home enjoys gorgeous leafy vistas, featuring downstairs main bedroom, 3 living zones (OFP), Smeg stone kitchen north facing covered deck & double auto garage. Near Concourse & beach.

Comparable Properties



23 Haldane St BEAUMARIS 3193 (REI/VG)

Price: \$1,650,000 Method: Auction Sale Date: 25/03/2017 Rooms: -

Property Type: House Land Size: 631 sqm

Agent Comments

Agent Comments



19 Bellaire Ct BEAUMARIS 3193 (REI/VG)

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Price: \$1,650,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: House (Res) Land Size: 598 sqm

Agent Comments



35 Haydens Rd BEAUMARIS 3193 (REI/VG)





Price: \$1,640,000 Method: Auction Sale **Date:** 03/12/2016

Rooms: -

Property Type: House (Res) Land Size: 645 sqm

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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	29 Holding Street, Beaumaris Vic 3193
Including suburb and	G
postcode	

Indicative selling price

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

Range between	\$1,550,000	&	\$1,650,000

Median sale price

Median price	\$1,475,000	Н	ouse	Х	5	uburk	Beaumaris
Period - From	01/01/2017	to	31/03	3/2017	Sourc	REI	v

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
23 Haldane St BEAUMARIS 3193	\$1,650,000	25/03/2017
19 Bellaire Ct BEAUMARIS 3193	\$1,650,000	10/12/2016
35 Haydens Rd BEAUMARIS 3193	\$1,640,000	03/12/2016





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.

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