

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



4
 2
 2

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)**

Agent Comments

4
 2
 1

Price: \$1,650,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** -**Property Type:** House**Land Size:** 631 sqm**19 Bellaire Ct BEAUMARIS 3193 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$1,650,000**Method:** Auction Sale**Date:** 10/12/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 598 sqm**35 Haydens Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$1,640,000**Method:** Auction Sale**Date:** 03/12/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 645 sqm

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

29 Holding Street, Beaumaris Vic 3193

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

House

X

Suburb

Beaumaris

Period - From 01/01/2017

to

31/03/2017

Source REIV

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