Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert | ty offered | for sale |
|---------|------------|----------|
|---------|------------|----------|

| Address | 522A Balcombe Road, Beaumaris Vic 3193 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$1,320,000

Median sale price

| Median price \$1,440,000 | Pro | operty Type | Unit | | Suburb | Beaumaris |
|--------------------------|-----|-------------|------|-------|--------|-----------|
| Period - From 31/03/2021 | to | 30/03/2022 | So | ource | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1 | 5 Spicer St BEAUMARIS 3193 | \$1,410,000 | 19/03/2022 |
| 2 | 1 Summerhill Rd BEAUMARIS 3193 | \$1,400,000 | 04/12/2021 |
| 3 | 1/43 Iona St BLACK ROCK 3193 | \$1,330,000 | 04/11/2021 |

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.

This Statement of Information was prepared on:

31/03/2022 15:46











Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,320,000 **Median Unit Price** 31/03/2021 - 30/03/2022: \$1,440,000

Comparable Properties



5 Spicer St BEAUMARIS 3193 (REI)

3

Price: \$1,410,000 Method: Auction Sale Date: 19/03/2022

Property Type: Townhouse (Res)

Agent Comments



1 Summerhill Rd BEAUMARIS 3193 (REI)

3



Price: \$1,400,000 Method: Auction Sale Date: 04/12/2021

Property Type: House (Res) Land Size: 334 sqm approx Agent Comments



1/43 Iona St BLACK ROCK 3193 (REI/VG)

3



Price: \$1,330,000 Method: Private Sale Date: 04/11/2021

Property Type: Townhouse (Single)

Agent Comments

Account - Greg Hocking Bayside Living | P: 95890222





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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.