

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

522A Balcombe Road, Beaumaris Vic 3193

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

Property Type Unit

Suburb Beaumaris

Period - From 31/03/2021

to 30/03/2022

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.

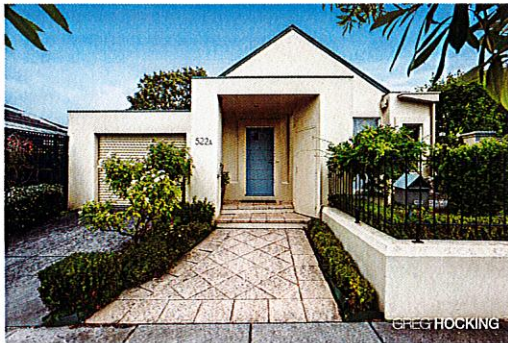
	Address of comparable property	Price	Date of sale
1	5 Spicer St BEAUMARIS 3193	\$1,410,000	19/03/2022
2	1 Summerhill Rd BEAUMARIS 3193	\$1,400,000	04/12/2021
3	1/43 Iona St BLACK ROCK 3193	\$1,330,000	04/11/2021

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



3 2 2

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)

Agent Comments

3 2 1

Price: \$1,410,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)



1 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 1

Price: \$1,400,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 334 sqm approx



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

Agent Comments

3 2 2

Price: \$1,330,000

Method: Private Sale

Date: 04/11/2021

Property Type: Townhouse (Single)

Account - Greg Hocking Bayside Living | P: 95890222