

Nick Kiloh 03 9521 9800 0429 117 724 nkiloh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	20 Hilton Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,590,000 & \$1,749,000	Range between	\$1,590,000	&	\$1,749,000
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Median sale price

Median price	\$1,667,000	Hou	ise X	Unit		Suburb	Beaumaris
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2 Valmont Av BEAUMARIS 3193	\$1,810,000	15/09/2018
2	7 Lynette Av BEAUMARIS 3193	\$1,750,000	27/10/2018
3	63 Dalgetty Rd BEAUMARIS 3193	\$1,675,000	17/11/2018

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.

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Indicative Selling Price \$1,590,000 - \$1,749,000 **Median House Price** Year ending December 2018: \$1,667,000

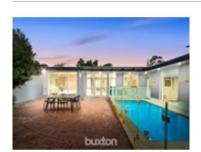






Property Type: Agent Comments

Comparable Properties



2 Valmont Av BEAUMARIS 3193 (REI/VG)





Price: \$1,810,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments



7 Lynette Av BEAUMARIS 3193 (REI/VG)







Price: \$1,750,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 780 sqm approx **Agent Comments**



63 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

4





6 ≥

Price: \$1,675,000 Method: Auction Sale **Date:** 17/11/2018

Rooms: 8

Property Type: House (Res) Land Size: 816 sqm approx

Agent Comments

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