

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 3/270 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,002,500 House Unit X Suburb Beaumaris

Period - From 01/01/2019 to 31/03/2019 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	23b Alfred St BEAUMARIS 3193	\$1,140,000	29/03/2019
2	60b Patty St MENTONE 3194	\$1,105,000	22/03/2019
3	11a Cobham St CHELTENHAM 3192	\$1,075,000	03/06/2019

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.



2 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
March quarter 2019: \$1,002,500

Comparable Properties



23b Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 1

Price: \$1,140,000
Method: Private Sale
Date: 29/03/2019
Rooms: -
Property Type: Townhouse (Single)



60b Patty St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,105,000
Method: Private Sale
Date: 22/03/2019
Rooms: -
Property Type: Townhouse (Single)



11a Cobham St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 03/06/2019
Rooms: -
Property Type: Townhouse (Res)