hockingstuart

David Picking 03 9521 9800 0408 378 170 dpicking@hockingstuart.com.au

> **Indicative Selling Price** \$1,590,000 - \$1,690,000 **Median House Price** June quarter 2017: \$1,690,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 613 sqm approx

Agent Comments

Comparable Properties



6 Rossmith Av BEAUMARIS 3193 (REI)

-- 5

Price: \$1,701,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 640 sqm approx Agent Comments



22 Glenwood Av BEAUMARIS 3193 (REI)



Price: \$1,690,000 Method: Private Sale Date: 23/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 765 sqm approx **Agent Comments**



63 Haldane St BEAUMARIS 3193 (REI)

-4



6

Price: \$1,670,000 Method: Auction Sale Date: 25/03/2017 Rooms: 11

Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments

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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	14 Cavell Court, 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
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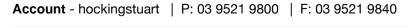
Median sale price

Median price	\$1,690,000	Н	ouse	Х	Su	burb	Beaumaris
Period - From	01/04/2017	to	30/06	6/2017	Source	REIV	1

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
6 Rossmith Av BEAUMARIS 3193	\$1,701,000	20/05/2017
22 Glenwood Av BEAUMARIS 3193	\$1,690,000	23/05/2017
63 Haldane St BEAUMARIS 3193	\$1,670,000	25/03/2017







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