

1 Powys Drive, Beaumaris Vic 3193

Chisholm&Gamon

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5 2 3

Rooms:

Property Type: House

Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,350,000

Median House Price

June quarter 2017: \$1,690,000

Comparable Properties



14 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,400,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 754 sqm approx



35 Anita St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,305,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 780 sqm approx



17 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,184,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 897 sqm approx

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

1 Powys Drive, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,150,000

&

\$2,350,000

Median sale price

Median price \$1,690,000

House

X

Suburb

Beaumaris

Period - From 01/04/2017

to

30/06/2017

Source REIV

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
14 Summerhill Rd BEAUMARIS 3193	\$2,400,000	20/05/2017
35 Anita St BEAUMARIS 3193	\$2,305,000	29/04/2017
17 Cromer Rd BEAUMARIS 3193	\$2,184,000	18/03/2017