

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

1/16 Wood Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,440,000

&

\$1,520,000

Median sale price

Median price \$1,705,000

House

X

Unit

Suburb Beaumaris

Period - From 01/07/2017

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	2b Welton St BEAUMARIS 3193	\$1,515,000	20/07/2018
2	77b Haldane St BEAUMARIS 3193	\$1,399,000	27/07/2018
3	20 Kirkwood St BEAUMARIS 3193	\$1,350,000	08/06/2018

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.

1/16 Wood Street, Beaumaris Vic 3193

Chisholm&Gamon

Michelle Bolton

03 9589 3133

0408 339 717

mbolton@chisholmgamon.com.au

Indicative Selling Price

\$1,440,000 - \$1,520,000

Median House Price

Year ending June 2018: \$1,705,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2b Welton St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,515,000

Method: Private Sale

Date: 20/07/2018

Rooms: -

Property Type: Townhouse (Single)



77b Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,399,000

Method: Private Sale

Date: 27/07/2018

Rooms: -

Property Type: House



20 Kirkwood St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 08/06/2018

Rooms: -

Property Type: Townhouse (Single)