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Property Type: House (Res)
Land Size: 1387sqm

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

March quarter 2017: \$1,475,000

High on the hill, this Chancellor and Patrick modernist designed residence (c1962) offers 4 bedrooms, 2 bathrooms and situated on a magnificent allotment of 1387sqm approx. This contemporary classis features gable roof, vaulted ceilings, 3 living areas, expansive north-east facing rear garden, ducted heating & cooling, garage, cellar & carport. Enjoy now or take advantage of the unique opportunity this exciting property presents in this highly sought address. Between Seaview shops, buses, beach & schools.

Comparable Properties



7 Cloris Av BEAUMARIS 3193 (REI)

Agent Comments

3
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 2

Price: \$1,910,000
Method: Sold Before Auction
Date: 23/01/2017
Rooms: 15
Property Type: House Land
Size: 788sqm



46 Wells Rd BEAUMARIS 3193 (VG)

Agent Comments

3
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 -

Price: \$2,000,000
Method: Sale
Date: 04/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 1027 sqm



2 Harfleur Av BEAUMARIS 3193 (VG)

Agent Comments

4
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Price: \$1,948,000
Method: Sale
Date: 06/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 808 sqm

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

27 Mariemont Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,475,000

House

X

Suburb

Beaumaris

Period - From 01/01/2017

to

31/03/2017

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
7 Cloris Av BEAUMARIS 3193	\$1,910,000	23/01/2017
46 Wells Rd BEAUMARIS 3193	\$2,000,000	04/12/2016
2 Harfleur Av BEAUMARIS 3193	\$1,948,000	06/11/2016