

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

45 Wells Road, Beaumaris, VIC 3193

Indicative selling price

\$1,500,000 - \$1,600,000

Range between

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

Median sale price

Median price
\$ 1,567,500

House

*Delete house or unit as applicable

Suburb
BEAUMARIS

Period from
15/02/2019

Period to
14/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



33 ROSEMARY ROAD
BEAUMARIS

3 3 2

Private Treaty \$1,650,000
Date Sold 07/03/2019
Land 613 sqm



55 DALGETTY ROAD
BEAUMARIS

3 2 2

Normal Sale \$1,430,000
Date Sold 04/05/2019
Land 531 sqm



22 HOLDING STREET
BEAUMARIS

4 2 2

Sold At Auction \$1,600,000
Date Sold 01/06/2019
Land 624 sqm

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