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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Kirkwood Street Beaumaris VIC 3193

4 3 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,075,000 & \$1,182,500

## Median Sale Price

\$1,615,000 Houses in Beaumaris between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>80 Morey Road Beaumaris VIC 3193</b>	Sold Price	<b>\$1,272,000</b>	Sold Date	<b>12-Feb-19</b>
4  1  1				Distance	<b>0.03km</b>
	<b>5 Kirkwood Street Beaumaris VIC 3193</b>	Sold Price	<b>\$1,110,000</b>	Sold Date	<b>17-Nov-18</b>
3  1  4				Distance	<b>0.06km</b>
	<b>4 Alfred Street Beaumaris VIC 3193</b>	Sold Price <sup>RS</sup>	<b>\$1,036,000</b> <sup>UN</sup>	Sold Date	<b>30-Mar-19</b>
3  1  3				Distance	<b>1.02km</b>

RS = Recent sale

UN = Undisclosed Sale

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