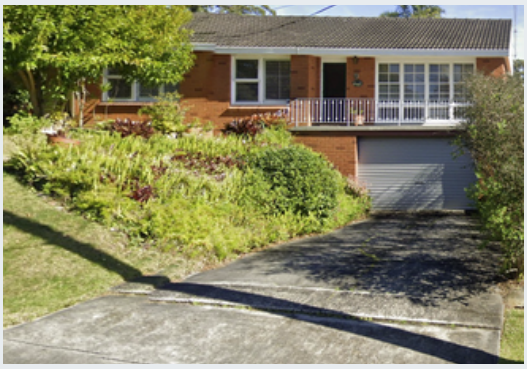
Statement of Information

This document forms part of our Statement of Information for **9 Jones Street, Beacon Hill**. We have looked to find the most recent, comparable sales to help you compare prices in this area.

4
2
1



9 Jones Street, Beacon Hill
Guide Price $1.95m - $2.1m

Good size home in original condition. Neat and tidy with a good size rear yard.
Spacious living areas and sizeable bedrooms.
Great starter home for a young family
**** Subject Property****

3
2
2



22 Myra Street, F/Forest
Sold $1,905,000 - 8th October

Smaller home with an updated kitchen. Similar in style - red brick construction.
Located same area but with a smaller, less usable rear yard.
We estimate lower than 9 Jones Street

4
2
1



5 Dixon Avenue, F/Forest
Sold $1,960,000 - 26th October

Slightly smaller home in original condition.
Similar in style - built in the 1970's.
Not as big a yard
We estimate comparable to 9 Jones Street or this is slightly lower

We hope this information helps with your research and to establish a realistic value for 9 Jones Street. Please don't hesitate to ask us if you'd like more information around the market. Our current price guide for 9 Jones Street is $2,00,000 - $2,100,000

skyline
REAL ESTATE



Statement of Information
Prepared By Skyline RE

Stuart Bath - 0416 207 215

3
2
2



90a Dareen Street, F/Forest
Sold $1,855,000 - 9th October

Good size Dual-Occupancy home in same area..
Smaller home and block - approx. 30 yo.
Block size 380sqm - share driveway
We estimate lower than 9 Jones Street

3
2
2



2 Mckillop Road, Beacon Hill
Sold $2,040,000 - 11th July

Smaller home with an updated kitchen.
Less living space and smaller yard
Slightly better location
We feel comparable to 9 Jones Street

4
2
2



156 Parr POarade, Beacon Hill
Sold $2,250,000 - 27th July

Slightly bigger home with an updated kitchen.
More modern home with district views
Less useable yard space
We estimate higher than 9 Jones Street

We hope this information helps with your research and to establish a realistic value for 9 Jones Street. Please don't hesitate to ask us if you'd like more information around the market. Our current price guide for 9 Jones Street is $2,00,000 - $2,100,000