

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

45 Bonanza Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,945,000

Property Type House

Suburb Beaumaris

Period - From 19/11/2023

to

18/11/2024

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	25 Spicer St BEAUMARIS 3193	\$1,680,000	26/10/2024
2	384 Balcombe Rd BEAUMARIS 3193	\$1,600,000	13/10/2024
3	4 John St BEAUMARIS 3193	\$1,700,000	11/10/2024

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.~~

This Statement of Information was prepared on:

19/11/2024 13:09



4
 2
 3

Rooms: 3
Property Type: House
Land Size: 592 sqm approx

Indicative Selling Price
 \$1,600,000 - \$1,650,000
Median House Price
 19/11/2023 - 18/11/2024: \$1,945,000

Comparable Properties



25 Spicer St BEAUMARIS 3193 (REI)

Agent Comments

4
 2
 2

Price: \$1,680,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 462 sqm approx



384 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

4
 2
 2

Price: \$1,600,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Land Size: 586 sqm approx



4 John St BEAUMARIS 3193 (REI)

Agent Comments

4
 2
 2

Price: \$1,700,000
Method: Private Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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