Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	45 Bonanza Road, Beaumaris Vic 3193
Including suburb and	
postcode	

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	Pro	perty 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

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



Date of sale





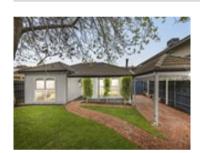


Rooms: 3

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)

4

—

2

a 2

Price: \$1,680,000 **Method:** Auction Sale **Date:** 26/10/2024

Property Type: House (Res) **Land Size:** 462 sqm approx

Agent Comments



384 Balcombe Rd BEAUMARIS 3193 (REI)

•

4

;

2

Agent Comments

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)

1

_

6

.

Price: \$1,700,000

Method: Private Sale

Date: 11/10/2024 **Property Type:** House (Res) **Land Size:** 650 sgm approx Agent Comments

Account - Jellis Craig | P: 03 9194 1200





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.