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

130 Reserve Road, Beaumaris VIC 3193

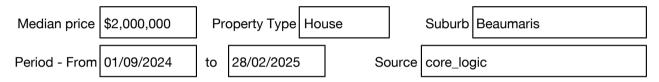
Indicative selling price

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Single price

e \$1,775,000

Median sale price



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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
45 Bonanza Road Beaumaris VIC 3193	\$1,822,000	23/11/2024
178 Tramway Parade Beaumaris VIC 3193	\$1,930,000	26/10/2024
427 Balcombe Road Beaumaris VIC 3193	\$1,894,000	14/12/2024

This Statement of Information was prepared on:

01/03/2025

