## 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

3 Anita Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$2,100,000		&		\$2,295,000			
Median sale price								
Median price	\$2,020,000	Pro	operty Type	Hou	ise		Suburb	Beaumaris
Period - From	31/01/2024	to	30/01/2025		So	urce	Property	/ Data

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	21 Rosemary Rd BEAUMARIS 3193	\$2,150,000	07/12/2024
2	88 Haydens Rd BEAUMARIS 3193	\$2,109,000	23/11/2024
3	88 Dalgetty Rd BEAUMARIS 3193	\$2,250,000	23/08/2024

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:

31/01/2025 16:58





Kate Fowler





Property Type: House Land Size: 780 sqm approx Agent Comments 9194 1200 0418 418 385 katefowler@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,295,000 Median House Price 31/01/2024 - 30/01/2025: \$2,020,000

# **Comparable Properties**

21 Rosemary Rd BEAUMARIS 3193 (REI) 4 2 3 3 Price: \$2,150,000 Method: Auction Sale Date: 07/12/2024 Property Type: House Land Size: 613 sqm approx	Agent Comments
88 Haydens Rd BEAUMARIS 3193 (REI/VG) 4 2 2 2 Price: \$2,109,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 700 sqm approx	Agent Comments
88 Dalgetty Rd BEAUMARIS 3193 (REI/VG) 4 2 2 2 Price: \$2,250,000 Method: Private Sale Date: 23/08/2024 Property Type: House Land Size: 646 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9194 1200



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