

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

406 Beach Road, Beaumaris, VIC 3193

Indicative selling price

Single Price or Range between

\$3,900,000 - \$4,290,000

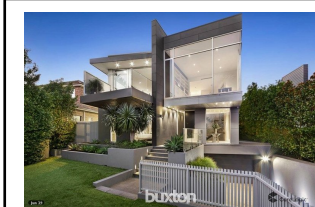
For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$1,535,000	Property Type House	Suburb BEAUMARIS
Period From 20/03/2019	Period To 16/09/2019	Source Core Logic

Comparable property sales

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.



**45 FIRST STREET
BLACK ROCK**

Price \$3,900,000
Date of Sale 19/07/2019
Land 951 sqm

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