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

1b Fourth Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,650,000		&		\$1,800,000				
Median sale price									
Median price	\$1,750,000	Pro	Property Type		Townhouse		Suburb	Beaumaris	
Period - From	03/03/2024	to	02/03/2025		So	ource	Property	y 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12/19-21 Cheltenham Rd BLACK ROCK 3193	\$1,700,000	20/12/2024
2	2/46 Second St BLACK ROCK 3193	\$1,625,000	19/12/2024
3			

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:

03/03/2025 13:45









Property Type: Agent Comments Indicative Selling Price \$1,650,000 - \$1,800,000 Median Townhouse Price 03/03/2024 - 02/03/2025: \$1,750,000

Comparable Properties

12/19-21 Cheltenham Rd BLACK ROCK 3193 (REI) 1 3 1 2 2 Price: \$1,700,000 Method: Private Sale Date: 20/12/2024 Property Type: Townhouse (Res)	Agent Comments
2/46 Second St BLACK ROCK 3193 (REI/VG) 3 2 2 2 Price: \$1,625,000 Method: Private Sale Date: 19/12/2024 Property Type: Townhouse (Single) Land Size: 519 sqm approx	Agent Comments

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.

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