

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

18 Ozone Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$1,965,500

Property Type

House

Suburb

Beaumaris

Period - From

01/10/2023

to

30/09/2024

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	Price	Date of sale
1	26 Ardoyne St BLACK ROCK 3193	\$2,700,000	24/10/2024
2	11 Folkestone Cr BEAUMARIS 3193	\$2,675,000	26/07/2024
3	16 Haywood St BEAUMARIS 3193	\$2,450,000	08/07/2024

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 09:33



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

Year ending September 2024: \$1,965,500

Comparable Properties



26 Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: House (Res)

Land Size: 762 sqm approx



11 Folkestone Cr BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,675,000

Method: Sold Before Auction

Date: 26/07/2024

Property Type: House (Res)

Land Size: 608 sqm approx



16 Haywood St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 3

Price: \$2,450,000

Method: Private Sale

Date: 08/07/2024

Property Type: House (Res)

Land Size: 648 sqm approx

Account - Marshall White | P: 03 9822 9999



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