## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,400,000		&		\$2,640,000			
Median sale p	rice							
Median price	\$1,965,500	Pro	operty Type	Hous	se		Suburb	Beaumaris
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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



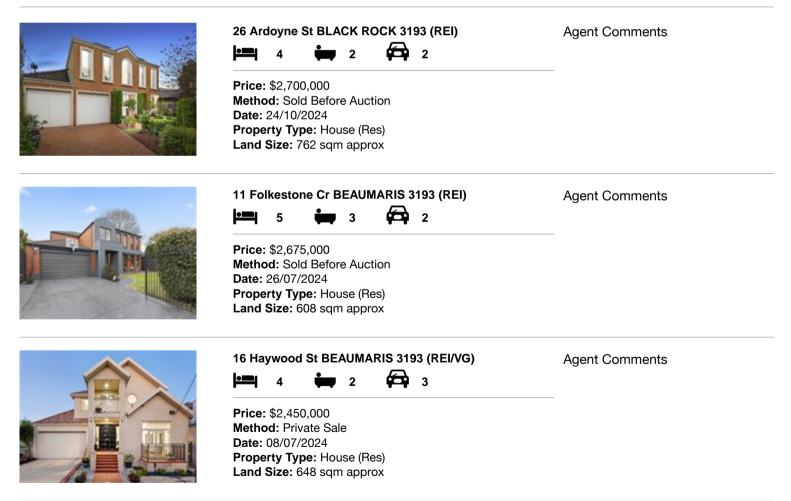




**Property Type:** House Agent Comments

Indicative Selling Price \$2,400,000 - \$2,640,000 Median House Price Year ending September 2024: \$1,965,500

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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