# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address | 55 Scott Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,400,000									
Median sale price										
Median price	\$2,030,500	Pro	operty Type	Ηοι	ISE	]	Suburb	Beaumaris		
Period - From	01/07/2024	to	30/09/2024		S	ource	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.

Add	dress of comparable property	Price	Date of sale
1	67 Tramway Pde BEAUMARIS 3193	\$2,650,000	16/11/2024
2	8 Reid St BEAUMARIS 3193	\$2,525,000	16/10/2024
3	23 Oak St BEAUMARIS 3193	\$2,620,000	12/10/2024

OR

**B**\*\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/01/2025 09:56



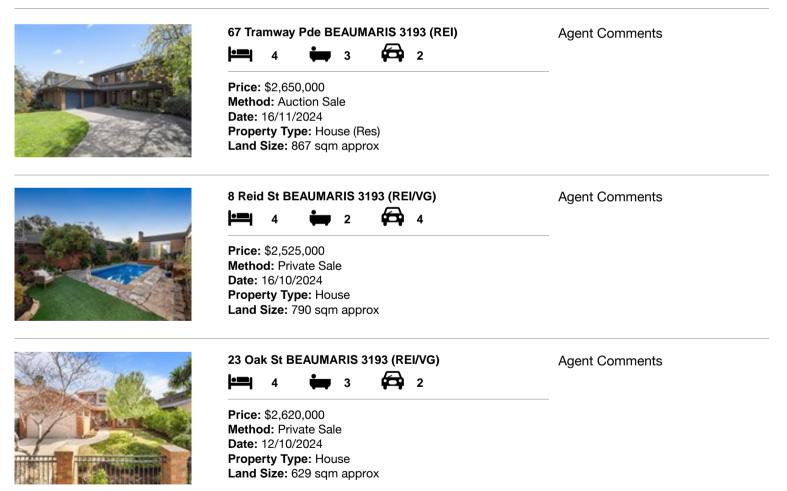






Property Type: House Agent Comments Indicative Selling Price \$2,400,000 Median House Price September quarter 2024: \$2,030,500

# **Comparable Properties**



#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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