

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 2/11a Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 to 30/06/2024 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	1a Hepburn Av BEAUMARIS 3193	\$2,080,000	10/08/2024
2	29 Haldane St BEAUMARIS 3193	\$1,961,000	10/08/2024
3	2a Cannes Gr BEAUMARIS 3193	\$1,955,000	20/07/2024

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: 26/08/2024 14:53



4 3 2

Property Type:

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



1a Hepburn Av BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,080,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



29 Haldane St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,961,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 381 sqm approx



2a Cannes Gr BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,955,000

Method: Sold Before Auction

Date: 20/07/2024

Property Type: Townhouse (Res)