

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

17 Pasadena Avenue, Beaumaris, VIC 3193

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	21 Glenwood Avenue Beaumaris Vic 3193	\$3,057,500	2024-06-01
2	7 Burgess Street Beaumaris Vic 3193	\$3,125,000	2024-04-11
3	57 Morey Road Beaumaris Vic 3193	\$3,150,000	2024-06-04

This Statement of Information was prepared on:

