Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9a Scarborough Grove, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,490,000	&	\$1,590,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type Un	it		Suburb	Beaumaris
Period - From	01/07/2023	to	30/06/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	447a Balcombe Rd BEAUMARIS 3193	\$1,545,000	14/06/2024
2	73 Haydens Rd BEAUMARIS 3193	\$1,560,000	04/04/2024
3	7 Woff St BEAUMARIS 3193	\$1,610,000	16/03/2024

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:	07/08/2024 13:20





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Indicative Selling Price \$1,490,000 - \$1,590,000 **Median Unit Price** Year ending June 2024: \$1,500,000



Rooms: 6

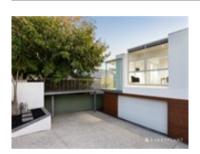
Property Type: Townhouse

(Single)

Land Size: 224 sqm approx

Agent Comments

Comparable Properties



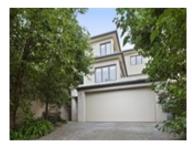
447a Balcombe Rd BEAUMARIS 3193 (REI)

6

Price: \$1,545,000 Method: Private Sale Date: 14/06/2024

Property Type: Townhouse (Single)

Agent Comments



73 Haydens Rd BEAUMARIS 3193 (REI/VG)

Price: \$1,560,000 Method: Private Sale Date: 04/04/2024 Property Type: House Land Size: 321 sqm approx **Agent Comments**



7 Woff St BEAUMARIS 3193 (REI/VG)

Price: \$1,610,000 Method: Auction Sale Date: 16/03/2024

Property Type: Townhouse (Res) Land Size: 342 sqm approx

Agent Comments

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



