

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

296 BALCOMBE ROAD BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,007,000

Property type

House

Suburb

Beaumaris

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

206 RESERVE ROAD BEAUMARIS VIC 3193	\$1,360,000	18-May-24
11 BEVERLEY STREET CHELTENHAM VIC 3192	\$1,485,000	21-Mar-24
2 FRANKLIN STREET MENTONE VIC 3194	\$1,435,250	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 05 August 2024



**206 RESERVE ROAD BEAUMARIS
VIC 3193**

 3  2  2

Sold Price ^{RS} **\$1,360,000** Sold Date **18-May-24**

Distance **1.43km**



**11 BEVERLEY STREET
CHELTENHAM VIC 3192**

 3  2  -

Sold Price **\$1,485,000** Sold Date **21-Mar-24**

Distance **1.35km**



**2 FRANKLIN STREET MENTONE
VIC 3194**

 4  2  6

Sold Price **\$1,435,250** Sold Date **16-Mar-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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