

## 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

92 WELLS ROAD BEAUMARIS VIC 3193

### Indicative selling price

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

Single Price

or range  
between

\$1,690,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,007,000

Property type

House

Suburb

Beaumaris

Period-from

01 Jul 2023

to

30 Jun 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

91 CHARMAN ROAD BEAUMARIS VIC 3193	1685000	21-Jun-24
47 MILAN STREET MENTONE VIC 3194	1800000	24-Feb-24
3 LILIAN COURT BEAUMARIS VIC 3193	1895000	21-May-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.~~

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**91 CHARMAN ROAD BEAUMARIS  
VIC 3193**

Sold Price

<sup>RS</sup> **1685000** <sup>UN</sup>

Sold Date

**21-Jun-24**

4 2 2

Distance

**0.19km**



**47 MILAN STREET MENTONE VIC  
3194**

Sold Price

**1800000**

Sold Date

**24-Feb-24**

3 1 2

Distance

**0.87km**



**3 LILIAN COURT BEAUMARIS VIC  
3193**

Sold Price

<sup>RS</sup> **1895000** <sup>UN</sup>

Sold Date

**21-May-24**

3 2 2

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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