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 | 8 Valmont Avenue, Beaumaris Vic 3193 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$1,780,000 | & | \$1,850,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,965,500 | Pro | perty Type | House | | Suburb | Beaumaris |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/10/2023 | to | 30/09/2024 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------|-------------|--------------|
| 1 | 18 White St BEAUMARIS 3193 | \$1,850,000 | 19/10/2024 |
| 2 | 4 John St BEAUMARIS 3193 | \$1,700,000 | 11/10/2024 |
| 3 | 25 Rosemary Rd BEAUMARIS 3193 | \$1,760,000 | 22/08/2024 |

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: | 14/11/2024 13:05 |
|--|------------------|





Nick Jones 03) 9598 1111 0421839425 njones@hodges.com.au

Indicative Selling Price \$1,780,000 - \$1,850,000 Median House Price

Year ending September 2024: \$1,965,500



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Property Type: House **Land Size:** 724 sqm approx

Agent Comments

Comparable Properties



18 White St BEAUMARIS 3193 (REI)

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Price: \$1,850,000 **Method:** Auction Sale **Date:** 19/10/2024

Property Type: House (Res)

Agent Comments



4 John St BEAUMARIS 3193 (REI)

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Agent Comments

Price: \$1,700,000 **Method:** Private Sale **Date:** 11/10/2024

Property Type: House (Res) **Land Size:** 650 sqm approx

25 Rosemary Rd BEAUMARIS 3193 (REI)

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Agent Comments



Price: \$1,760,000

Method: Sold Before Auction

Date: 22/08/2024

Property Type: House (Res) **Land Size:** 613 sqm approx

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





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