

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

4b Wattle Avenue, Beaumaris VIC 3193

Indicative selling price

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

Range between

\$1,950,000

&

\$2,050,000

Median sale price

Median price

\$1,315,000

Property Type

Unit

Suburb

Beaumaris

Period - From

15/07/2024

to

14/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
8A Gareth Avenue Beaumaris VIC 3193	\$2,225,000	23/10/2024
8a John Street Beaumaris 3193 Vic	\$2,050,000	17/12/2024
27a Cherbourg Ave Beaumaris Vic	\$2,100,000	21/09/2024

This Statement of Information was prepared on:

15/01/2025