## 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	

#### Indicative selling price

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

Range between	\$2,600,000	&	\$2,800,000
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#### Median sale price

Median price	\$1,995,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/01/2024	to	31/12/2024		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.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	9 Wellington Av BEAUMARIS 3193	\$2,700,000	30/11/2024
2	67 Tramway Pde BEAUMARIS 3193	\$2,650,000	16/11/2024
3	23 Oak St BEAUMARIS 3193	\$2,620,000	12/10/2024

#### 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:	20/03/2025 15:24













Rooms: 5

**Property Type:** House (Res) **Land Size:** 780 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending December 2024: \$1,995,000

## Comparable Properties



9 Wellington Av BEAUMARIS 3193 (REI/VG)







2

**Price:** \$2,700,000 **Method:** Auction Sale **Date:** 30/11/2024

**Property Type:** House (Res) **Land Size:** 645 sqm approx

**Agent Comments** 



67 Tramway Pde BEAUMARIS 3193 (REI/VG)







2

Agent Comments

**Price:** \$2,650,000 **Method:** Auction Sale **Date:** 16/11/2024

**Property Type:** House (Res) **Land Size:** 867 sqm approx

23 Oak St BEAUMARIS 3193 (REI/VG)









2

Agent Comments



Price: \$2,620,000 Method: Private Sale Date: 12/10/2024 Property Type: House

Land Size: 629 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597





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