Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	r sale						
Address Including suburb and postcode		d	10 Cavell Court, Beaumaris Vic 3193					
Indicati	ive selling pı	rice						
For the r	meaning of this	s price see co	onsumer.vic.gov.au/	/underquot	ing			
Range between \$1,52		520,000	,000 & \$1,620,000					
Median	sale price							
Media	an price \$1,96	5,500 F	00 Property Type House Sub			urb Beaumaris		
Period - From 01/10/		/2023 to	30/09/2024	So	urceREIV	′		
Compa	rable proper	ty sales (*D	elete A or B belo	ow as app	olicable)			
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						Price	Date of sale	
1								
2								
3								
OR								
B*	* The estate agent or agent's representative reasonably believes that fewer than three compa properties were sold within two kilometres of the property for sale in the last six months.							
This Statement of Information was prepared on:						20/11/2024 15:13		



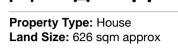


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Indicative Selling Price \$1,520,000 - \$1,620,000 Median House Price

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





Agent Comments

Comparable Properties

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



