## 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

Single price \$1,850,000

#### Median sale price

| Median price \$1,965,500 | Pro | operty Type Ho | use  | Suburb   | Beaumaris |
|--------------------------|-----|----------------|------|----------|-----------|
| Period - From 01/10/2023 | to  | 30/09/2024     | Soul | rce 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 |                            | Price       | Date of sale |
|--------------------------------|----------------------------|-------------|--------------|
| 1                              | 18 White St BEAUMARIS 3193 | \$1,850,000 | 19/10/2024   |
| 2                              | 24 Sea Pde MENTONE 3194    | \$1,760,000 | 20/08/2024   |
| 3                              | 51 Scott St BEAUMARIS 3193 | \$1,860,000 | 06/06/2024   |

#### 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: | 23/11/2024 13:32 |
|------------------------------------------------|------------------|





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

Indicative Selling Price \$1,850,000

**Median House Price** 

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



**4** 🙀 2

Land Size: 724 sqm approx Agent Comments

Property Type: House

# Comparable Properties



18 White St BEAUMARIS 3193 (REI)

**4** 3 **-** 1 **-**

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

Property Type: House (Res)

**Agent Comments** 



24 Sea Pde MENTONE 3194 (REI)

💾 3 📺

Price: \$1,760,000

Method: Sold Before Auction

Date: 20/08/2024

**Property Type:** House (Res) **Land Size:** 677 sqm approx

Agent Comments



51 Scott St BEAUMARIS 3193 (REI/VG)

43 👛 2 🛱

**Price:** \$1,860,000 **Method:** Private Sale **Date:** 06/06/2024

Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

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





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