

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 68 Scott Street, Beaumaris, VIC 3193

Indicative selling price

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

Single price or range between \$1,875,000 & \$1,950,000

Median sale price

Median price \$1,965,500 Property type House Suburb Beaumaris
Period - From 28/04/2024 to 27/10/2024 Source pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 22 Fourth St, Black Rock Vic	\$1,770,000	21/09/2024
2 10 Haywood St, Beaumaris Vic	\$1,887,000	04/09/2024
3 3 Lilian Ct, Beaumaris Vic	\$1,895,000	21/05/2024

This Statement of Information was prepared on: 28/10/2024

