

# 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

2/11a Mcnaught Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,125,000

### Median sale price

Median price \$2,000,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2023

to 30/06/2024

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	Price	Date of sale
1	27a Cherbourg Av BEAUMARIS 3193	\$2,100,000	21/09/2024
2	1a Hepburn Av BEAUMARIS 3193	\$2,080,000	10/08/2024
3	2/10a Iluka St BLACK ROCK 3193	\$2,160,000	07/08/2024

**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:

23/09/2024 10:32



4 3 2

**Property Type:** House (Res)

**Land Size:** 250 sqm approx

Agent Comments

## Comparable Properties



**27a Cherbourg Av BEAUMARIS 3193 (REI)**

Agent Comments

4 3 2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** Townhouse (Res)



**1a Hepburn Av BEAUMARIS 3193 (REI)**

Agent Comments

4 3 2

**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 383 sqm approx



**2/10a Iluka St BLACK ROCK 3193 (REI)**

Agent Comments

4 3 2

**Price:** \$2,160,000

**Method:** Private Sale

**Date:** 07/08/2024

**Property Type:** Townhouse (Single)

**Land Size:** 449 sqm approx