

# 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

100 WELLS ROAD BEAUMARIS VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,525,000

&

\$1,625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,999,999

Property type

House

Suburb

Beaumaris

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

29 MICHAEL STREET BEAUMARIS VIC 3193	\$1,510,000	06-Aug-24
15 BIARRITZ AVENUE BEAUMARIS VIC 3193	\$1,690,000	28-May-24
70 CHURCH STREET BEAUMARIS VIC 3193	\$1,575,000	17-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 17 September 2024

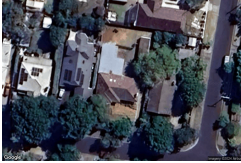


**29 MICHAEL STREET BEAUMARIS  
VIC 3193**

Sold Price <sup>RS</sup> **\$1,510,000** <sup>UN</sup> Sold Date **06-Aug-24**

4 1 2

Distance **0.66km**



**15 BIARRITZ AVENUE BEAUMARIS  
VIC 3193**

Sold Price **\$1,690,000** Sold Date **28-May-24**

3 2 2

Distance **0.82km**



**70 CHURCH STREET BEAUMARIS  
VIC 3193**

Sold Price **\$1,575,000** Sold Date **17-Jun-24**

4 1 1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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