

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

77a Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,325,000 Property Type Unit Suburb Beaumaris

Period - From 13/11/2023 to 12/11/2024 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	2/26 Towers St BEAUMARIS 3193	\$1,350,000	09/11/2024
2	1/37 Bonanza Rd BEAUMARIS 3193	\$1,350,000	01/11/2024
3	3/44 Tramway Pde BEAUMARIS 3193	\$1,470,000	23/05/2024

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: 13/11/2024 21:42



Property Type:

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

13/11/2023 - 12/11/2024: \$1,325,000

Comparable Properties



2/26 Towers St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



1/37 Bonanza Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 01/11/2024

Property Type: Townhouse (Single)



3/44 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,470,000

Method: Private Sale

Date: 23/05/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9586 0500



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