## 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

10 Victor Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,022,500	Pro	operty Type	Hou	se		Suburb	Beaumaris
Period - From	27/05/2024	to	26/05/2025		So	urce	Property	/ Data

#### 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.

Add	dress of comparable property	Price	Date of sale
1	21 Rosemary Rd BEAUMARIS 3193	\$2,150,000	07/12/2024
2	106 Pellatt St BEAUMARIS 3193	\$2,130,000	06/12/2024
3	68 Iona St BLACK ROCK 3193	\$2,116,000	27/11/2024

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:

27/05/2025 16:06



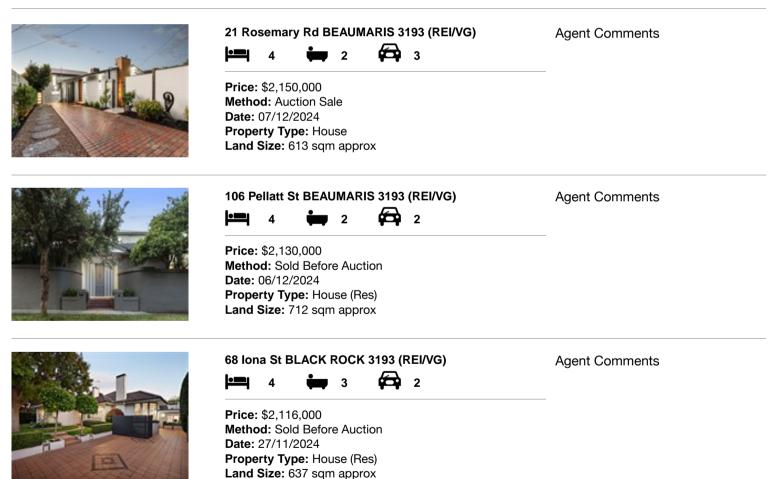






**Property Type:** House **Land Size:** 600 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 27/05/2024 - 26/05/2025: \$2,022,500

# **Comparable Properties**



#### Account - Hodges



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