

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

11 Bolton Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	10 Nautilus St BEAUMARIS 3193	\$2,350,000	22/03/2024
2	57 Iona St BLACK ROCK 3193	\$2,200,000	21/03/2024
3	11 Holding St BEAUMARIS 3193	\$2,110,000	02/03/2024

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:

12/08/2024 10:53



4 3 2

Property Type: House (Previously Occupied - Detached)

Land Size: 864 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending June 2024: \$2,000,000

Comparable Properties



10 Nautilus St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,350,000

Method: Private Sale

Date: 22/03/2024

Property Type: House (Res)

Land Size: 755 sqm approx



57 Iona St BLACK ROCK 3193 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,200,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 783 sqm approx



11 Holding St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$2,110,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 770 sqm approx