

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

21 Rosemary Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,030,500 Property Type House Suburb Beaumaris

Period - From 01/07/2024 to 30/09/2024 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 | 23 Charman Rd BEAUMARIS 3193 | \$2,200,000 | 26/10/2024 |
| 2 | 178 Tramway Pde BEAUMARIS 3193 | \$1,930,000 | 26/10/2024 |
| 3 | 9 Haydens Rd BEAUMARIS 3193 | \$2,020,000 | 12/10/2024 |

OR

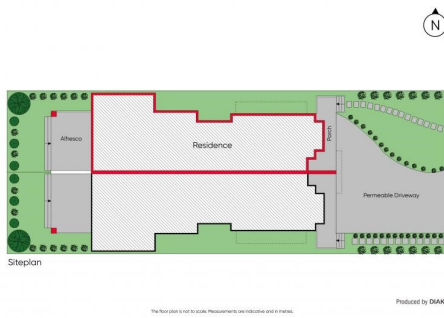
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/11/2024 16:32

21 Rosemary Road, Beaumaris Vic 3193

Ami Russell
03 9585 5667
0447 020 608
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 4  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2024: \$2,030,500

Comparable Properties



23 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  2  2

Price: \$2,200,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)



178 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

 4  2  2

Price: \$1,930,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 690 sqm approx



9 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  1  2

Price: \$2,020,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 689 sqm approx

Account - Jellis Craig



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