Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 13b Woff Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$2,125,000									
Median sale p	rice									
Median price	\$1,965,500	Pro	operty Type	Hou	se		Suburb	Beaumaris		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8a Gareth Av BEAUMARIS 3193	\$2,225,000	23/10/2024
2	1a Hepburn Av BEAUMARIS 3193	\$2,080,000	10/08/2024
3	2a Cannes Gr BEAUMARIS 3193	\$1,955,000	20/07/2024

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:

28/10/2024 09:19







Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$2,125,000 Median House Price Year ending September 2024: \$1,965,500

Comparable Properties



8a Gareth Av BEAUMARIS 3193 (REI)



Price: \$2,225,000 Method: Sold Before Auction Date: 23/10/2024 Property Type: Townhouse (Res) Agent Comments



1a Hepburn Av BEAUMARIS 3193 (REI/VG)



Price: \$2,080,000 Method: Auction Sale Date: 10/08/2024 Property Type: Townhouse (Res) Land Size: 383 sqm approx



2a Cannes Gr BEAUMARIS 3193 (REI)



Agent Comments

Agent Comments

Price: \$1,955,000 Method: Sold Before Auction Date: 20/07/2024 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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