

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

13b Woff Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,125,000

Median sale price

Median price

\$1,965,500

Property Type

House

Suburb

Beaumaris

Period - From

01/10/2023

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	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



4 3 2

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)

Agent Comments

4 3 2

Price: \$2,225,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Townhouse (Res)



1a Hepburn Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

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

4 2 2

Price: \$1,955,000

Method: Sold Before Auction

Date: 20/07/2024

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999