

# 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

4 John Street, Beaumaris, VIC 3193
------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

--

 or range between 

\$1,600,000
-------------

 & 

\$1,690,000
-------------

### Median sale price

Median price 

\$ 1,999,999
--------------

 Property type 

House
-------

 Suburb 

BEAUMARIS
-----------

Period - From 

26/03/2024
------------

 to 

25/09/2024
------------

 Source 

core_logic
------------

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	91 Charman Road Beaumaris Vic 3193	\$1,685,000	2024-06-21
2	15 Biarritz Avenue Beaumaris Vic 3193	\$1,690,000	2024-05-28
3	23 Comas Road Beaumaris Vic 3193	\$1,815,000	2024-03-16

This Statement of Information was prepared on: 

26/09/2024
------------

