

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

6/390 Balcombe Road, Beaumaris, VIC 3193
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Indicative selling price

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

Single price \$1,400,000 or range between

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Median sale price

Median price

\$1,999,999

 Property type

House

 Suburb

BEAUMARIS

Period - From

24/03/2024

 to

23/09/2024

 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	9 Comas Road Beaumaris	\$1,460,000	07/05/2024
2	6 Hume Street Beaumaris	\$1,500,000	15/05/2024
3	5a Biarritz Avenue Beaumaris	\$1,300,000	27/07/2024

This Statement of Information was prepared on:

24/09/2024

