# 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 55 Scott Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,290,000		&		\$2,490,000			
Median sale p	rice							
Median price	\$2,030,500	Pro	operty Type	Hou	ise		Suburb	Beaumaris
Period - From	01/07/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6 Armstrong St BEAUMARIS 3193	\$2,425,000	20/11/2024
2	8 Reid St BEAUMARIS 3193	\$2,525,000	16/10/2024
3			

OR

**B**<sup>\*</sup> 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:

03/12/2024 11:31









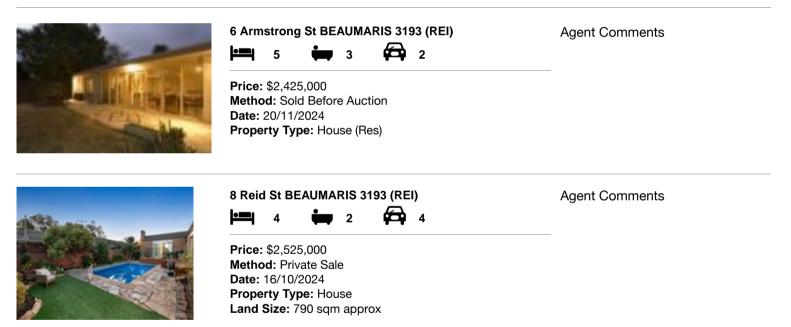
**Property Type:** House Agent Comments

0422 217 788 nsinclair@hodges.com.au Indicative Selling Price \$2,290,000 - \$2,490,000

Nick Sinclair 9598 1111

Median House Price September quarter 2024: \$2,030,500

# **Comparable Properties**



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.

#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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