

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,980,000

### Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 to 30/06/2024 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	27A Cherbourg Av BEAUMARIS 3193	\$2,100,000	21/09/2024
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:

03/10/2024 10:21



4 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,980,000

**Median House Price**

Year ending June 2024: \$2,000,000

## Comparable Properties

**27A Cherbourg Av BEAUMARIS 3193 (REI)**

Agent Comments

4 3 2

**Price:** \$2,100,000

**Method:**

**Date:** 21/09/2024

**Property Type:** Townhouse (Single)



**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