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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-----------|
| Range betweer | ı \$1,850,000 | | & | | \$1,980,0 | 00 | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$2,000,000 | Pro | operty Type | Hou | ISE | | Suburb | Beaumaris |
| Period - From | 01/07/2023 | to | 30/06/2024 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress 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







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)



Price: \$2,100,000 Method: Date: 21/09/2024 Property Type: Townhouse (Single)



1a Hepburn Av BEAUMARIS 3193 (REI/VG)

Agent Comments

Agent Comments



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

Price: \$1,955,000 Method: Sold Before Auction Date: 20/07/2024 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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