## 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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