

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 8a Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	22A Glenwood Av BEAUMARIS 3193	\$2,310,000	13/04/2024
2	3/425 Beach Rd BEAUMARIS 3193	\$2,300,000	08/02/2024
3			

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: 18/07/2024 15:52



Property Type:
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2024: \$2,000,000

Comparable Properties



22A Glenwood Av BEAUMARIS 3193 (REI/VG) Agent Comments



Price: \$2,310,000
Method: Sold Before Auction
Date: 13/04/2024
Property Type: Townhouse (Res)
Land Size: 389 sqm approx

3/425 Beach Rd BEAUMARIS 3193 (VG) Agent Comments



Price: \$2,300,000
Method: Sale
Date: 08/02/2024
Property Type: Flat/Unit/Apartment (Res)

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.

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