

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

77A Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,470,000

Median sale price

Median price

\$1,325,000

Property Type

Unit

Suburb

Beaumaris

Period - From

18/11/2023

to

17/11/2024

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	6/390 Balcombe Rd BEAUMARIS 3193	\$1,325,000	11/11/2024
2	2/26 Towers St BEAUMARIS 3193	\$1,350,000	09/11/2024
3	2a View St MENTONE 3194	\$1,505,000	17/10/2024

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:

18/11/2024 10:18



Property Type:

Agent Comments

Indicative Selling Price

\$1,470,000

Median Unit Price

18/11/2023 - 17/11/2024: \$1,325,000

Comparable Properties



6/390 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 11/11/2024

Property Type: Townhouse (Single)



2/26 Towers St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



2a View St MENTONE 3194 (REI)

Agent Comments



Price: \$1,505,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: House (Res)

Land Size: 397 sqm approx

Account - Barry Plant | P: 03 9586 0500



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.