Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 47b Oak Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,990,000		&	\$2,150,00		000		
Median sale price								
Median price	\$1,755,000	Pro	operty Type	Том	nhouse		Suburb	Beaumaris
Period - From	06/02/2024	to	05/02/2025		So	ource	Property	y Data

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 sixmonths 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	3b Wall St BEAUMARIS 3193	\$2,130,000	14/09/2024
2	1a Hepburn Av BEAUMARIS 3193	\$2,080,000	10/08/2024
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:

06/02/2025 14:24









Property Type: Agent Comments Indicative Selling Price \$1,990,000 - \$2,150,000 Median Townhouse Price 06/02/2024 - 05/02/2025: \$1,755,000

Comparable Properties

3b Wall St BEAUMARIS 3193 (REI/VG) 4 3 1 Price: \$2,130,000 Method: Auction Sale Date: 14/09/2024 Property Type: Townhouse (Res) Land Size: 459 sqm approx	Agent Comments
1a Hepburn Av BEAUMARIS 3193 (REI/VG) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Agent Comments

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.

Account - Buxton | P: 03 9598 8222



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