Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9a Scarborough Grove, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,525,000

Median sale price

Median price \$1,500,000	Property Type Uni	t	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

Address of comparable property		Price	Date of sale
1	447a Balcombe Rd BEAUMARIS 3193	\$1,545,000	14/06/2024
2	6 Hume St BEAUMARIS 3193	\$1,500,000	17/05/2024
3	73 Haydens Rd BEAUMARIS 3193	\$1,560,000	04/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/09/2024 10:40





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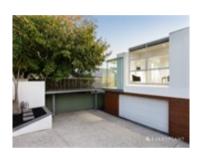
Indicative Selling Price \$1,525,000 Median Unit Price Year ending June 2024: \$1,500,000



Property Type: House (Res)

Agent Comments

Comparable Properties



447a Balcombe Rd BEAUMARIS 3193 (REI/VG) Agent Comments

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Price: \$1,545,000 **Method:** Private Sale **Date:** 14/06/2024

Property Type: Townhouse (Single) **Land Size:** 346 sqm approx



6 Hume St BEAUMARIS 3193 (REI/VG)

13 **1**2 **2**

Price: \$1,500,000 Method: Private Sale Date: 17/05/2024

Property Type: Townhouse (Res)

Agent Comments



73 Haydens Rd BEAUMARIS 3193 (REI/VG)

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Price: \$1,560,000 Method: Private Sale Date: 04/04/2024 Property Type: House Land Size: 321 sqm approx Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



