## 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

9 Hotham Street, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,961,000	Pro	operty Type	Hou	se		Suburb	Beaumaris
Period - From	08/08/2023	to	07/08/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	70 Church St BEAUMARIS 3193	\$1,575,000	17/06/2024
2	181 Charman Rd BEAUMARIS 3193	\$1,575,000	23/03/2024
3	164 Dalgetty Rd BEAUMARIS 3193	\$1,540,000	08/03/2024

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:

08/08/2024 09:45









**Property Type:** Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 08/08/2023 - 07/08/2024: \$1,961,000

# **Comparable Properties**



70 Church St BEAUMARIS 3193 (REI)



Price: \$1,575,000 Method: Private Sale Date: 17/06/2024 Property Type: House (Res) Land Size: 663 sqm approx

**-** 5

Agent Comments



Price: \$1,575,000 Method: Sale Date: 23/03/2024 Property Type: Development Site (Res)

181 Charman Rd BEAUMARIS 3193 (VG)

6.



164 Dalgetty Rd BEAUMARIS 3193 (REI/VG)



Land Size: 976 sqm approx

ty Rd BEAUMARIS 3193 (REI/VG

Agent Comments

Agent Comments

Price: \$1,540,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 612 sqm approx

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



propertydata

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