

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

1/53 Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

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	3b Biarritz Av BEAUMARIS 3193	\$1,740,000	23/04/2024
2	7 Woff St BEAUMARIS 3193	\$1,610,000	16/03/2024
3	11a Grandview Av BEAUMARIS 3193	\$1,750,000	07/03/2024

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:

01/08/2024 11:05



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending June 2024: \$2,000,000

Comparable Properties



3b Biarritz Av BEAUMARIS 3193 (REI)

Agent Comments

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Price: \$1,740,000

Method: Private Sale

Date: 23/04/2024

Property Type: Townhouse (Single)

Land Size: 297 sqm approx



7 Woff St BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$1,610,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

Land Size: 342 sqm approx



11a Grandview Av BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$1,750,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Res)

Land Size: 352 sqm approx

Account - Marshall White | P: 03 9822 9999