

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

10 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

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	11 Folkestone Cr BEAUMARIS 3193	\$2,675,000	26/07/2024
2	47 Scott St BEAUMARIS 3193	\$2,600,000	04/06/2024
3	18 Oak St BEAUMARIS 3193	\$2,540,000	04/03/2024

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:

31/07/2024 10:52



 5  3  2

Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
Year ending June 2024: \$2,000,000

Comparable Properties



11 Folkestone Cr BEAUMARIS 3193 (REI)

Agent Comments

 5  3  2

Price: \$2,675,000
Method: Sold Before Auction
Date: 26/07/2024
Property Type: House (Res)
Land Size: 608 sqm approx



47 Scott St BEAUMARIS 3193 (REI)

Agent Comments

 5  2  2

Price: \$2,600,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 642 sqm approx



18 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,540,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 808 sqm approx

Account - Marshall White | P: 03 9822 9999