## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$2,160,000

# Property offered for sale

| lught Street, Beaumaris Vic 3193 | Address              |
|----------------------------------|----------------------|
|                                  | Including suburb and |
|                                  | postcode             |
|                                  |                      |
|                                  | •                    |

#### Indicative selling price

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

| Range between \$1,900,000 & \$2,050,000 | Range between \$ | \$1,900,000 | & | \$2,050,000 |
|---|------------------|-------------|---|-------------|
|---|------------------|-------------|---|-------------|

#### Median sale price

| Median price  | \$2,030,500 | Pro | perty Type | House |        | Suburb | Beaumaris |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/07/2024  | to  | 30/09/2024 |       | Source | REIV   |           |

# Comparable property sales (\*Delete A or B below as applicable)

2/10a Iluka St BLACK ROCK 3193

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.

| Add | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 11b McNaught St BEAUMARIS 3193 | \$2,200,000 | 01/10/2024   |
| 2   | 1a Hepburn Av BEAUMARIS 3193   | \$2,080,000 | 10/08/2024   |

#### OR

3

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: | 04/11/2024 07:28 |
|--|------------------|



07/08/2024





Rooms: 9

Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$1,900,000 - \$2,050,000 **Median House Price** September guarter 2024: \$2,030,500

# Comparable Properties



11b McNaught St BEAUMARIS 3193 (REI)

**(2)** 

Price: \$2,200,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 341 sqm approx Agent Comments



1a Hepburn Av BEAUMARIS 3193 (REI/VG)



Price: \$2,080,000 Method: Auction Sale Date: 10/08/2024

Property Type: Townhouse (Res) Land Size: 383 sqm approx

**Agent Comments** 



2/10a Iluka St BLACK ROCK 3193 (REI)



Price: \$2,160,000

Method: Private Sale Date: 07/08/2024

Property Type: Townhouse (Single) Land Size: 449 sqm approx

Agent Comments

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





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