

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

1/11a Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,900,000

 &

\$2,050,000

Median sale price

Median price

\$2,030,500

 Property 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)

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	11b McNaught St BEAUMARIS 3193	\$2,200,000	01/10/2024
2	1a Hepburn Av BEAUMARIS 3193	\$2,080,000	10/08/2024
3	2/10a Iluka St BLACK ROCK 3193	\$2,160,000	07/08/2024

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:

04/11/2024 07:28



 4  3.5  2

Rooms: 9

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

September quarter 2024: \$2,030,500

Comparable Properties



11b McNaught St BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$2,200,000

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 341 sqm approx



1a Hepburn Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,080,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



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

Agent Comments

 4  3  2

Price: \$2,160,000

Method: Private Sale

Date: 07/08/2024

Property Type: Townhouse (Single)

Land Size: 449 sqm approx

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