

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

34 Church Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,700,000

&

\$1,840,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2021

to

30/06/2022

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	26 Tibbles St BEAUMARIS 3193	\$1,780,000	02/04/2022
2	312 Balcombe Rd BEAUMARIS 3193	\$1,700,000	02/04/2022
3			

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:

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Property Type: House/Land
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,840,000
Median House Price
Year ending June 2022: \$2,250,000

Comparable Properties



26 Tibbles St BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$1,780,000
Method: Sale
Date: 02/04/2022
Property Type: Development Site (Res)
Land Size: 779 sqm approx



312 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 697 sqm approx

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.