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

71 Scott Street, Beaumaris Vic 3193

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|--------------------|--|-------------|------|--------|-----------|--|
| Range betweer | 1,600,000 | | & | | \$1,650,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$2,030,500 | Pro | Property Type Hous | | se | | Suburb | Beaumaris | |
| Period - From | 01/07/2024 | to | 30/09/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 131 Oak St BEAUMARIS 3193 | \$1,600,000 | 25/11/2024 |
| 2 | 384 Balcombe Rd BEAUMARIS 3193 | \$1,600,000 | 13/10/2024 |
| 3 | 44 Birdwood St PARKDALE 3195 | \$1,645,000 | 12/10/2024 |

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:

10/12/2024 12:10









Property Type: Divorce/Estate/Family Transfers Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,650,000 Median House Price September quarter 2024: \$2,030,500

Comparable Properties

| 131 Oak St BEAUMARIS 3193 (REI) 1 <th>Agent Comments</th> | Agent Comments |
|---|----------------|
| 384 Balcombe Rd BEAUMARIS 3193 (REI) 4 2 2 Price: \$1,600,000 Method: Private Sale Date: 13/10/2024 Property Type: House Land Size: 586 sqm approx | Agent Comments |
| 44 Birdwood St PARKDALE 3195 (REI) 4 2 2 2 Price: \$1,645,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res) | Agent Comments |

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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