

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,650,000

### 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	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)**



Agent Comments

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 678.61 sqm approx



**384 Balcombe Rd BEAUMARIS 3193 (REI)**



Agent Comments

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 13/10/2024  
**Property Type:** House  
**Land Size:** 586 sqm approx



**44 Birdwood St PARKDALE 3195 (REI)**



Agent Comments

**Price:** \$1,645,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)

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