

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

2/3 WILKINS AVENUE BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

3/33 ALFRED STREET BEAUMARIS VIC 3193	\$720,000	27-Apr-24
3/10 TOWERS STREET BEAUMARIS VIC 3193	\$720,000	09-Dec-24
2/42-44 BOURKE STREET MENTONE VIC 3194	\$716,000	01-Jun-24

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 6 months.

This Statement of Information was prepared on: 24 January 2025



3/33 ALFRED STREET BEAUMARIS VIC 3193 Sold Price **\$720,000** Sold Date **27-Apr-24**

2 1 1

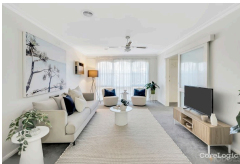
Distance **0.28km**



3/10 TOWERS STREET BEAUMARIS VIC 3193 Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **09-Dec-24**

2 1 1

Distance **0.37km**



2/42-44 BOURKE STREET MENTONE VIC 3194 Sold Price **\$716,000** Sold Date **01-Jun-24**

2 1 1

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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