

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

12/85 CHARMAN ROAD 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,310,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Apr 2023

to

31 Mar 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

6/52 PLUMMER ROAD MENTONE VIC 3194	\$335,000	04-Mar-24
2/16 STATION STREET MENTONE VIC 3194	\$300,000	06-Feb-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.

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**6/52 PLUMMER ROAD MENTONE
VIC 3194**

Sold Price

RS

\$335,000

Sold Date

04-Mar-24

1 1 -

Distance

0.57km**2/16 STATION STREET MENTONE
VIC 3194**

Sold Price

\$300,000

Sold Date

06-Feb-24

1 1 1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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