Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/3 Hutchison Avenue, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$800,000	&	\$850,000	0				
Median sale price								
Median price	\$1,350,000	Property Type	Unit	Suburb	Beaumaris			
Period - From	26/02/2024	to 25/02/2025	5 Sc	ource Property	y Data			

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.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Wilkins Av BEAUMARIS 3193	\$850,000	22/02/2025
2	10/464 Beach Rd BEAUMARIS 3193	\$810,000	31/01/2025
3	2/46 Patty St MENTONE 3194	\$800,000	20/12/2024

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:

26/02/2025 13:36





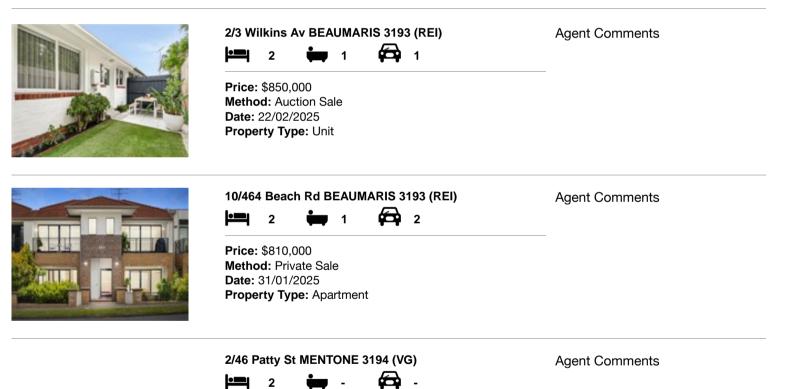




Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price 26/02/2024 - 25/02/2025: \$1,350,000

Comparable Properties



Price: \$800,000 Method: Sale Date: 20/12/2024 Property Type: Flat/Unit/Apartment (Res)

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