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 373 Beach Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,400,000		&		\$3,650,000			
Median sale price								
Median price	\$2,008,000	Pro	Property Type		House		Suburb	Beaumaris
Period - From	29/01/2024	to	28/01/2025		So	urce	Property	/ 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 sixmonths 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	44 Stanley St BLACK ROCK 3193	\$3,425,000	10/12/2024
2	20 Lang St BEAUMARIS 3193	\$3,500,000	16/08/2024
3			

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:

29/01/2025 11:27









Property Type: House **Land Size:** 600 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,650,000 Median House Price 29/01/2024 - 28/01/2025: \$2,008,000

Comparable Properties

	44 Stanley St BLACK ROCK 3193 (REI/VG) 4 2 2 2 Price: \$3,425,000 Method: Private Sale Date: 10/12/2024 Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
Sold	20 Lang St BEAUMARIS 3193 (REI/VG) 5 3 2 Price: \$3,500,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 974 sqm approx	Agent Comments

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.

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





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