

# 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

3/30 Victor 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 \$695,000

&

\$760,000

### Median sale price

Median price \$1,410,000

Property Type Unit

Suburb Beaumaris

Period - From 01/10/2022

to 31/12/2022

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 | 2/121 Weatherall Rd CHELTENHAM 3192 | \$756,500 | 10/12/2022   |
| 2 |                                     |           |              |
| 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:

09/02/2023 16:57



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

December quarter 2022: \$1,410,000

## Comparable Properties

**2/121 Weatherall Rd CHELTENHAM 3192 (REI)** **Agent Comments**

 2  1  1

**Price:** \$756,500

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** Unit

**Land Size:** 159 sqm approx

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.