

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

114 Wells Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,650,000

Median sale price

Median price

\$2,025,000

Property Type

House

Suburb

Beaumaris

Period - From

20/01/2023

to

19/01/2024

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	96 Wells Rd BEAUMARIS 3193	\$1,670,000	02/12/2023
2	60 Haydens Rd BEAUMARIS 3193	\$1,625,000	18/10/2023
3	29 Haywood St BEAUMARIS 3193	\$1,600,000	28/10/2023

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:

20/01/2024 14:15

114 Wells Road, Beaumaris Vic 3193

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5 2 2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000

Median House Price
20/01/2023 - 19/01/2024: \$2,025,000

Comparable Properties



96 Wells Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,670,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 536 sqm approx



60 Haydens Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,625,000
Method: Private Sale
Date: 18/10/2023
Property Type: House
Land Size: 354 sqm approx



29 Haywood St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$1,600,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Jellis Craig



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