

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

134 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,650,000

&

\$2,800,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Beaumaris

Period - From 01/01/2020

to 31/12/2020

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	23 Collingwood St SANDRINGHAM 3191	\$2,713,000	24/10/2020
2	20 Kyarra St HAMPTON 3188	\$2,702,000	28/10/2020
3	79 Bay Rd SANDRINGHAM 3191	\$2,700,000	12/12/2020

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:

23/02/2021 16:50

134 Beach Road, Beaumaris Vic 3193

Jenny Dwyer

03 9521 9800

0418 528 988

jenny.dwyer@belleproperty.com

Indicative Selling Price

\$2,650,000 - \$2,800,000

Median House Price

Year ending December 2020: \$1,710,000



3 3 2

Property Type: House

Agent Comments

Comparable Properties



23 Collingwood St SANDRINGHAM 3191 (REI/VG)

Agent Comments

4 3 2

Price: \$2,713,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House (Res)

Land Size: 627 sqm approx



20 Kyarra St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 3

Price: \$2,702,000

Method: Private Sale

Date: 28/10/2020

Property Type: House (Res)

Land Size: 665 sqm approx



79 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$2,700,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 627 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840