

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

6 White Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,863,500

Property Type House

Suburb Beaumaris

Period - From 01/01/2021

to

31/03/2021

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	54 Dalgetty Rd BEAUMARIS 3193	\$2,450,000	20/03/2021
2	112 Dalgetty Rd BEAUMARIS 3193	\$2,385,000	24/03/2021
3	51 Tramway Pde BEAUMARIS 3193	\$2,350,000	31/01/2021

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:

22/04/2021 10:30



4
 3
 4

Property Type: House
Land Size: 723 sqm approx

Agent Comments

Tropical 4 bedroom + study 3 bathroom single level resort-style entertainer with rainforest-like gardens, decked boardwalks & expansive open plan entertaining with raked ceilings. A family oasis enjoying 2 distinct living areas, a well-appointed stone kitchen (butler's pantry); captivating dining, an amazing garden sanctuary with 2 alfresco areas (cabana) & a heated pool/spa; Black Butt floors, ducted heating, R/C air cond, ceiling fans & a 4 car garage. Between the Concourse & Ricketts Pt, Beaumaris & Mentone Girls' zone.

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2021: \$1,863,500

Comparable Properties



54 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

4
 3
 2

Price: \$2,450,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 633 sqm approx



112 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

4
 2
 2

Price: \$2,385,000
Method: Auction Sale
Date: 24/03/2021
Property Type: House (Res)
Land Size: 618 sqm approx



51 Tramway Pde BEAUMARIS 3193 (VG)

Agent Comments

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Price: \$2,350,000
Method: Sale
Date: 31/01/2021
Property Type: House (Res)
Land Size: 802 sqm approx