

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 Howell Avenue Beaumaris, Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between 950000 & 1,045,000

Median sale price

Median price 1,190,000 Property type unit Suburb Beaumaris

Period - From DEC 23 to NOV 24 Source REA

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
4A Higham St Cheltenham	935,000	16/11/2024
1/41 Wallingford St Cheltenham	1,080,000	23/11/2024
1 /4 Wilkins Ave Beaumaris	1,100,000	28/11/2024

This Statement of Information was prepared on: 03/12/2024