

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

8/131 Charman Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,225,000 Property Type Unit Suburb Beaumaris

Period - From 01/07/2022 to 30/09/2022 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	1/66a Warrigal Rd PARKDALE 3195	\$1,025,000	16/05/2022
2	2/129 Balcombe Rd MENTONE 3194	\$1,015,000	14/09/2022
3	1/50 Balcombe Rd MENTONE 3194	\$1,000,000	27/05/2022

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:

25/10/2022 11:24

8/131 Charman Road, Beaumaris Vic 3193

Jellis Craig

Nick Renna

9593 4500

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2022: \$1,225,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/66a Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

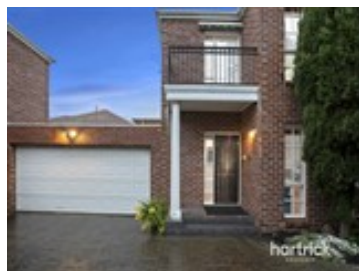
 3  2  2

Price: \$1,025,000

Method: Sold Before Auction

Date: 16/05/2022

Property Type: Townhouse (Res)



2/129 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000

Method: Sold Before Auction

Date: 14/09/2022

Property Type: Townhouse (Res)



1/50 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,000,000

Method: Private Sale

Date: 27/05/2022

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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