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	4 Wells Road, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,1	50,000	&	\$2,250,000
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Median sale price

Median price	\$2,007,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	61 Spicer St BEAUMARIS 3193	\$2,100,000	11/06/2023
2	11 The Close BEAUMARIS 3193	\$2,040,000	03/06/2023
3	96 Oak St BEAUMARIS 3193	\$2,000,000	24/08/2023

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:	12/10/2023 14:56













Property Type:

Divorce/Estate/Family Transfers Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price \$2,150,000 - \$2,250,000 **Median House Price** Year ending June 2023: \$2,007,000

Comparable Properties



61 Spicer St BEAUMARIS 3193 (REI/VG)



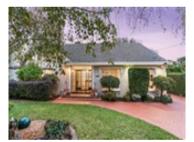


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Price: \$2,100,000 Method: Private Sale Date: 11/06/2023

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments



11 The Close BEAUMARIS 3193 (REI)

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Price: \$2.040.000 Method: Auction Sale Date: 03/06/2023

Property Type: House (Res)

Agent Comments



96 Oak St BEAUMARIS 3193 (REI)

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Price: \$2,000,000 Method: Private Sale Date: 24/08/2023 Property Type: House Land Size: 676 sqm approx **Agent Comments**

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



