

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

4 Wells Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$2,007,000

Property 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.

	Address 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)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 11/06/2023
Property Type: House (Res)
Land Size: 653 sqm approx



11 The Close BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,040,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)



96 Oak St BEAUMARIS 3193 (REI)

Agent Comments



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

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