

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 Reid Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,800,000

&

\$2,950,000

Median sale price

Median price \$2,007,000

Property Type House

Suburb Beaumaris

Period - From 07/05/2023

to

06/05/2024

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	4 Reid St BEAUMARIS 3193	\$2,905,000	09/03/2024
2	59 Scott St BEAUMARIS 3193	\$2,900,000	01/03/2024
3	9a Dalgetty Rd BEAUMARIS 3193	\$2,839,000	14/11/2023

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:

07/05/2024 16:04



4 3 6

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,950,000

Median House Price
07/05/2023 - 06/05/2024: \$2,007,000

Comparable Properties



4 Reid St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 3

Price: \$2,905,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 400 sqm approx



59 Scott St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,900,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)
Land Size: 624 sqm approx



9a Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,839,000
Method: Sold Before Auction
Date: 14/11/2023
Property Type: Townhouse (Res)

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