

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

3/458 BEACH ROAD 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

\$1,925,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

1/405 BEACH ROAD BEAUMARIS VIC 3193	\$2,035,000	19-Feb-22
2/45 CROMER ROAD BEAUMARIS VIC 3193	\$2,075,000	05-Feb-22

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 6 months.

This Statement of Information was prepared on: 30 March 2022



**1/405 BEACH ROAD BEAUMARIS
VIC 3193**

Sold Price ^{RS} **\$2,035,000** ^{UN} Sold Date **19-Feb-22**

 2  2  2

Distance -



**2/45 CROMER ROAD BEAUMARIS
VIC 3193**

Sold Price **\$2,075,000** Sold Date **05-Feb-22**

 3  2  2

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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