

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

77A Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,380,000 & \$1,460,000

Median sale price

Median price \$1,692,500 Property Type Townhouse Suburb Beaumaris

Period - From 16/12/2023 to 15/12/2024 Source Property Data

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	13/33-35 Bodley St BEAUMARIS 3193	\$1,435,000	14/11/2024
2	9a Scarborough Gr BEAUMARIS 3193	\$1,500,000	03/09/2024
3			

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: 16/12/2024 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,460,000
Median Townhouse Price
16/12/2023 - 15/12/2024: \$1,692,500

Comparable Properties



13/33-35 Bodley St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,435,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



9a Scarborough Gr BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 225 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500



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