

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 7 Cavell Court, Beaumaris, VIC 3193

Indicative selling price

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

Price Range \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris (3193)

Period - From 01/01/2023 to 30/12/2023 Source Core Logoc

Comparable property sales

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
36 FOLKESTONE CRESCENT, BEAUMARIS VIC 3193	\$1,650,000	09/10/2023
6 COREEN AVENUE, BEAUMARIS VIC 3193	\$1,600,000	17/08/2023
56 TRAMWAY PARADE, BEAUMARIS	\$1,676,000	02/12/2023

This Statement of Information was prepared on: 24/01/2024