

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

6 KIRKWOOD STREET, BEAUMARIS, VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$1,630,000

### Median sale price

Median price

\$2,058,500

Property type

House

Suburb

BEAUMARIS

Period

01 April 2022 to 31 March 2023

Source

  
pricefinder

### Comparable property sales

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

31 CHURCH ST, BEAUMARIS, VIC 3193	**\$1,572,500	16/11/2022
19 SPICER ST, BEAUMARIS, VIC 3193	*\$1,654,000	15/04/2023
21 VARDON AVE, BEAUMARIS, VIC 3193	\$1,550,000	04/02/2023

This Statement of Information was prepared on:

14/05/2023