

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 Hotham Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,863,500

Property Type House

Suburb Beaumaris

Period - From 01/01/2021

to 31/03/2021

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		
2		
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:

20/04/2021 10:26



 4  2  3

Property Type: House (Res)

Land Size: 523 sqm approx

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

March quarter 2021: \$1,863,500

Agent Comments

Imposing 4 bedroom 2 bathroom residence warm with modern elegance showcasing 3 superb entertaining zones (cocktail bar), a huge Miele kitchen, palatial main bedroom suite (spa ensuite and dressing room) and a Mediterranean inspired alfresco courtyard. Superbly proportioned, this refined family home is appointed with zoned ducted heating/air cond, security, 3-phase power, ducted vac, a basement cellar & a huge double auto garage. Metres to Beaumaris Secondary College, bus and parks, walk to primary schools and The Concourse.

Comparable Properties

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.