

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 Wellington Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,950,000

Property Type

House

Suburb

Beaumaris

Period - From

01/04/2021

to

30/06/2021

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	514 Balcombe Rd BEAUMARIS 3193	\$1,860,000	27/05/2021
2	14 Gareth Av BEAUMARIS 3193	\$1,825,000	10/03/2021
3	18 Agnes St BEAUMARIS 3193	\$1,800,000	24/02/2021

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:

12/08/2021 17:06

Jenny Dwyer
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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

June quarter 2021: \$1,950,000



3 1 2

Property Type: House

Land Size: 671 approx sqm approx

Agent Comments

Comparable Properties



514 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$1,860,000

Method: Auction Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 639 sqm approx



14 Gareth Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,825,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: House (Res)

Land Size: 635 sqm approx



18 Agnes St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 1

Price: \$1,800,000

Method: Private Sale

Date: 24/02/2021

Property Type: House

Land Size: 832 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840