

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

10 Beauville Avenue, Murrumbeena Vic 3163

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,617,500

Property Type House

Suburb Murrumbeena

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	79 Truganini Rd CARNEGIE 3163	\$1,815,000	28/05/2021
2	62 Lyons St CARNEGIE 3163	\$1,750,000	22/05/2021
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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:

04/10/2021 13:04



Property Type: House

Land Size: 557 sqm approx

Agent Comments

On the beautiful Beauville Estate's most prestigious avenue, the perfect marriage of rich Art Deco character and elegant contemporary function ensures this magnificent four bedroom two bathroom residence provides a refined forever family home close to schools, parks and local cafes. Includes Siemens appointed kitchen, main bedroom retreat and OSP.

Comparable Properties



79 Truganini Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,815,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: House (Res)

Land Size: 532 sqm approx



62 Lyons St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 557 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.