

# 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

28 Wells Road, Beaumaris Vic 3193

### Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

### 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	6 Cavell Ct BEAUMARIS 3193	\$1,550,000	20/02/2021
2	34 Patty St MENTONE 3194	\$1,530,000	08/05/2021
3	304 Balcombe Rd BEAUMARIS 3193	\$1,400,000	04/02/2021

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:

18/05/2021 11:22



3 2 1

**Rooms:** 7

**Property Type:** House

**Land Size:** 557 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

March quarter 2021: \$1,863,500

## Comparable Properties



**6 Cavell Ct BEAUMARIS 3193 (REI)**

Agent Comments

3 1 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**34 Patty St MENTONE 3194 (REI)**

Agent Comments

3 2 2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Rooms:** 6

**Property Type:** House (Res)



**304 Balcombe Rd BEAUMARIS 3193 (VG)**

Agent Comments

3 - -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 04/02/2021

**Property Type:** House (Res)

**Land Size:** 592 sqm approx