# 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 Oakley Street, Beaumaris Vic 3193

## Indicative selling price

ne meaning	of this price	see consumer.vi	c.gov.au/unc	lerquoting	
	ne meaning	he meaning of this price	ne meaning of this price see consumer.vie	he meaning of this price see consumer.vic.gov.au/unc	he meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

#### Median sale price

Median price	\$1,350,000	Pro	perty Type Unit	:	Suburb	Beaumaris
Period - From	01/10/2024	to	31/12/2024	Source	e 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.

Ado	dress of comparable property	Price	Date of sale
1	8 Oakley St BEAUMARIS 3193	\$1,280,000	09/11/2024
2	1/38 Towers St BEAUMARIS 3193	\$1,280,000	05/10/2024
3	4/4-6 Florence St MENTONE 3194	\$1,270,000	12/09/2024

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:

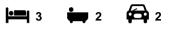
05/03/2025 15:23





**Danielle Harvey** 





Property Type: Townhouse

03 9194 1200 0433 509 786 danielleharvey@jelliscraig.com.au

Indicative Selling Price \$1,250,000 Median Unit Price December quarter 2024: \$1,350,000

# **Comparable Properties**

8 Oakley St BEAUMARIS 3193 (REI/VG) 3 2 2 2 Price: \$1,280,000 Method: Private Sale Date: 09/11/2024 Property Type: Townhouse (Res) Land Size: 265 sqm approx	Agent Comments
1/38 Towers St BEAUMARIS 3193 (REI/VG) 3 2 2 2 Price: \$1,280,000 Method: Auction Sale Date: 05/10/2024 Property Type: Townhouse (Res)	Agent Comments
4/4-6 Florence St MENTONE 3194 (REI) 3 2 2 2 Price: \$1,270,000 Method: Private Sale Date: 12/09/2024 Property Type: Townhouse (Single)	Agent Comments

#### Account - Jellis Craig | P: 03 9194 1200



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