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

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,350,000	Pro	operty Type	Unit			Suburb	Beaumaris	
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/80 Oak St BEAUMARIS 3193	\$1,190,000	17/09/2024
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:

18/02/2025 14:52





Danielle Harvev





Property Type: Townhouse

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

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price December quarter 2024: \$1,350,000

Comparable Properties



 2/80 Oak St BEAUMARIS 3193 (REI)
 Agent Comments

 Image: 3
 Image: 2
 Image: 3

 Price: \$1,190,000
 Image: 4

Method: Private Sale Date: 17/09/2024 Property Type: Townhouse (Res) Land Size: 407 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.

Account - Jellis Craig | P: 03 9194 1200





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