## 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	7 Bonanza Road, Beaumaris Vic 3193
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
J			

### Median sale price

Median price	\$2,070,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/02/2022	to	31/01/2023		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

Add	dress of comparable property	Price	Date of sale
1	15 Cherbourg Av BEAUMARIS 3193	\$2,420,000	17/11/2022
2	5 St Aubin St BEAUMARIS 3193	\$2,388,888	06/08/2022
3	88 Wells Rd BEAUMARIS 3193	\$2,125,000	12/09/2022

#### OR

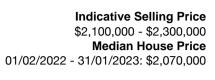
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/02/2023 09:05



#### WHITEFOX

Jesse Raeburn 0429 193 978 jesser@whitefoxrealestate.com.au





Property Type: House **Agent Comments** 

# Comparable Properties



15 Cherbourg Av BEAUMARIS 3193 (REI)

Price: \$2,420,000

Method: Sold Before Auction

Date: 17/11/2022

Property Type: House (Res)

**Agent Comments** 



5 St Aubin St BEAUMARIS 3193 (REI/VG)



Price: \$2,388,888 Method: Auction Sale Date: 06/08/2022

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments



88 Wells Rd BEAUMARIS 3193 (REI/VG)



Price: \$2,125,000 Method: Private Sale Date: 12/09/2022

Property Type: House (Res) Land Size: 533 sqm approx Agent Comments

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