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

70 Pellatt Street, Beaumaris Vic 3193

Indicative selling price

Period - From 01/01/2022

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$1,720,000						
Median sale p	rice						
Median price	\$2,060,000	Property Type	House	Suburb	Beaumaris		

Comparable property sales (*Delete A or B below as applicable)

to

31/12/2022

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.

Source REIV

Address of comparable property		Price	Date of sale
1	136 Pellatt St BEAUMARIS 3193	\$1,710,000	27/12/2022
2	22 Haldane St BEAUMARIS 3193	\$1,670,000	18/02/2023
3	27 Holding St BEAUMARIS 3193	\$1,665,000	17/12/2022

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:

24/02/2023 09:32









Property Type: Agent Comments Indicative Selling Price \$1,720,000 Median House Price Year ending December 2022: \$2,060,000

Comparable Properties

136 Pellatt St BEAUMARIS 3193 (REI)Image: 4Image: 2Image: 4Price: \$1,710,000Image: 4Method: Private SaleImage: 27/12/2022Date: 27/12/2022Image: 4Property Type: HouseImage: 4Land Size: 700 sqm approx	Agent Comments
22 Haldane St BEAUMARIS 3193 (REI) 4 2 2 2 Price: \$1,670,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 634 sqm approx	Agent Comments
27 Holding St BEAUMARIS 3193 (REI) 4 2 2 2 Price: \$1,665,000 Method: Auction Sale Date: 17/12/2022 Property Type: House (Res)	Agent Comments

Account - Bayside Living Real Estate | P: 95890222





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