

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

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

Single price

\$1,720,000

Median sale price

Median price

\$2,060,000

Property Type

House

Suburb

Beaumaris

Period - From

01/01/2022

to

31/12/2022

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	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)

Agent Comments



Price: \$1,710,000
Method: Private Sale
Date: 27/12/2022
Property Type: House
Land Size: 700 sqm approx



22 Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,670,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 634 sqm approx



27 Holding St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,665,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)