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	146 Dalgetty 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	&	\$2,310,000
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Median sale price

Median price	\$2,270,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/07/2021	to	30/09/2021		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	13 Church St BEAUMARIS 3193	\$2,360,000	11/12/2021
2	20 Biarritz Av BEAUMARIS 3193	\$2,230,000	18/11/2021
3	10 John St BEAUMARIS 3193	\$2,200,000	18/11/2021

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:	12/01/2022 09:38





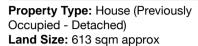
Larry Zhou 1300 353 836 0403 596 935 larry@11north.com.au

Indicative Selling Price \$2,100,000 - \$2,310,000 **Median House Price**

September quarter 2021: \$2,270,000







Agent Comments

Comparable Properties



13 Church St BEAUMARIS 3193 (REI)





Price: \$2,360,000 Method: Auction Sale Date: 11/12/2021

Property Type: House (Res)

Agent Comments



20 Biarritz Av BEAUMARIS 3193 (REI)





Price: \$2,230,000 Method: Auction Sale Date: 18/11/2021

Property Type: House (Res)

Agent Comments



10 John St BEAUMARIS 3193 (REI)





Price: \$2,200,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments

Account - 11 North Property Group | P: 1300 353 836



