

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

146 Dalgetty Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$2,270,000

Property 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

146 Dalgetty Road, Beaumaris Vic 3193



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



Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



13 Church St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,360,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)



20 Biarritz Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,230,000

Method: Auction Sale

Date: 18/11/2021

Property Type: House (Res)



10 John St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,200,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: House (Res)

Land Size: 639 sqm approx

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



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