#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Trainge between \(\psi_2,000,000\)	Range between	\$2,580,000	&	\$2,680,000
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#### Median sale price

Median price	\$2,105,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	1 Bruce St BEAUMARIS 3193	\$2,670,000	25/10/2023
2	2 Fairleigh Av BEAUMARIS 3193	\$2,580,000	18/11/2023
3			

#### 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.

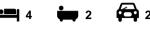
This Statement of Information was prepared on:	17/01/2024 15:31



Date of sale







Property Type: House (Res)

Agent Comments

**Indicative Selling Price** \$2,580,000 - \$2,680,000 **Median House Price** December guarter 2023: \$2,105,000

## Comparable Properties



1 Bruce St BEAUMARIS 3193 (REI/VG)

**3** 

**(2)** 

Price: \$2,670,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res) Land Size: 648 sqm approx Agent Comments



2 Fairleigh Av BEAUMARIS 3193 (REI)



Price: \$2,580,000 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 920 sqm approx **Agent Comments** 

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.

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