

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

7 Balcombe Park Lane, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,105,000

Property 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 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	25 Balcombe Park La BEAUMARIS 3193	\$2,100,000	09/10/2023
2	12 Bolton St BEAUMARIS 3193	\$2,000,000	21/10/2023
3	30 Tibbles St BEAUMARIS 3193	\$1,936,000	23/09/2023

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:

01/03/2024 14:35



5 2 2

Property Type: House
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
December quarter 2023: \$2,105,000

Comparable Properties



25 Balcombe Park La BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,100,000
Method: Private Sale
Date: 09/10/2023
Property Type: House
Land Size: 728 sqm approx



12 Bolton St BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$2,000,000
Method: Sale
Date: 21/10/2023
Property Type: Development Site (Res)
Land Size: 839 sqm approx



30 Tibbles St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,936,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 456 sqm approx