

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

2/462 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,250,000 & \$2,475,000

Median sale price

Median price \$1,797,500 Property Type Townhouse Suburb Beaumaris

Period - From 15/04/2023 to 14/04/2024 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	3/425 Beach Rd BEAUMARIS 3193	\$2,300,000	08/02/2024
2			
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: 15/04/2024 15:11

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,475,000

Median Townhouse Price

15/04/2023 - 14/04/2024: \$1,797,500

Comparable Properties

3/425 Beach Rd BEAUMARIS 3193 (VG)

Agent Comments

 3  -  -

Price: \$2,300,000

Method: Sale

Date: 08/02/2024

Property Type: Flat/Unit/Apartment (Res)

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.