

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

51A Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000

&

\$1,990,000

Median sale price

Median price \$2,037,500

Property Type House

Suburb Beaumaris

Period - From 01/04/2022

to

31/03/2023

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	1/30 Bodley St BEAUMARIS 3193	\$2,190,000	02/03/2023
2	13a Florida Av BEAUMARIS 3193	\$2,075,000	28/04/2023
3	1/55 Fourth St BEAUMARIS 3193	\$1,970,000	10/12/2022

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:

01/06/2023 16:48



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$1,990,000

Median House Price

Year ending March 2023: \$2,037,500

Comparable Properties



1/30 Bodley St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 3 2

Price: \$2,190,000

Method: Sold Before Auction

Date: 02/03/2023

Property Type: Townhouse (Res)

Land Size: 317 sqm approx



13a Florida Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,075,000

Method: Private Sale

Date: 28/04/2023

Property Type: Townhouse (Single)

Land Size: 359 sqm approx



1/55 Fourth St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,970,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400