## 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

1/463 Beach Road, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,050,000			
Median sale p	rice							
Median price	\$2,008,000	Pro	operty Type Hous		se		Suburb	Beaumaris
Period - From	06/02/2024	to	05/02/2025		So	urce	Property	/ Data

#### 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.

Add	dress of comparable property	Price	Date of sale
1	17 Pasadena Av BEAUMARIS 3193	\$3,010,000	09/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/02/2025 15:49









**Property Type:** Divorce/Estate/Family Transfers Land Size: 243 sqm approx

Agent Comments

**Indicative Selling Price** \$2,900,000 - \$3,050,000 **Median House Price** 06/02/2024 - 05/02/2025: \$2,008,000

# **Comparable Properties**



17 Pasadena Av BEAUMARIS 3193 (REI)



Price: \$3,010,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 780 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.

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



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