

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

384a Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,375,000

Median sale price

Median price

\$1,359,000

Property Type

Unit

Suburb

Beaumaris

Period - From

01/10/2020

to

30/09/2021

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	20a Central Av BLACK ROCK 3193	\$1,400,000	05/08/2021
2	7a Clyve Av MENTONE 3194	\$1,360,000	01/08/2021
3	2b Hastings Av BEAUMARIS 3193	\$1,320,000	12/07/2021

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:

04/01/2022 10:04



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,375,000

Median Unit Price

Year ending September 2021: \$1,359,000

Comparable Properties



20a Central Av BLACK ROCK 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 05/08/2021

Property Type: Townhouse (Res)

Land Size: 199 sqm approx



7a Clyve Av MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

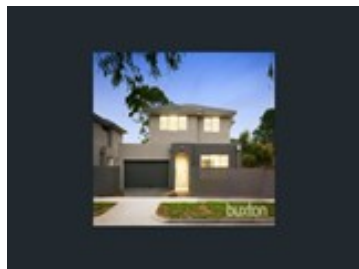
Price: \$1,360,000

Method: Auction Sale

Date: 01/08/2021

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



2b Hastings Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 12/07/2021

Property Type: Townhouse (Res)

Land Size: 333 sqm approx