

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

19 Spicer Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,060,000 Property Type House Suburb Beaumaris

Period - From 01/01/2022 to 31/12/2022 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 Herbert St BEAUMARIS 3193	\$1,552,000	09/12/2022
2	11 Sydney St CHELTENHAM 3192	\$1,515,000	22/10/2022
3	10 Jean St CHELTENHAM 3192	\$1,430,000	01/10/2022

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:

22/03/2023 11:10

19 Spicer Street, Beaumaris Vic 3193

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2022: \$2,060,000



Property Type:

Agent Comments

Comparable Properties



1 Herbert St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,552,000

Method: Sale

Date: 09/12/2022

Property Type: Development Site (Res)

Land Size: 593 sqm approx

11 Sydney St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,515,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 641 sqm approx



10 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 776 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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